

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

May 19, 2003

RESPONSIBLE STAFF:

Daniel Janousek, Long Range Planning

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
x	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	4-30-2003
	5-07-2003
Hearing Date	5-19-2003
Record Held Open	
Policy Discussion	

TITLE: Joint Public Hearing

SDP-03-002, Amendment to SDP-L6 from City of Gaithersburg City Park to Montgomery County Public Schools Middle School Site. The subject property is located at 1200 Main Street, Lakelands, Parcel 512 and a portion of Parcel P455 and is bordered by Main Street and Bright Meadow Lane. The subject property consists of approximately 8.11 acres of land and is zoned MXD (Mixed Use Development).

SUPPORTING BACKGROUND:

The applicant, Montgomery County Public Schools requests to modify SDP-L6 (approved August 7, 2000) by changing the approved land use from City of Gaithersburg Park to a Montgomery County Public Schools Middle School Site.

The amendment proposes a 148,145 square foot school building with associated recreational facilities. Submission of the amendment is a conditional requirement of an agreement dated July 16, 2001 between The Board of Education of Montgomery County and the City of Gaithersburg.

The site plan includes 91 parking spaces, basketball courts and tennis courts with water quality facilities.

The presentation will be given by Mr. Steven Reeves, P.E.

Exhibit list and exhibits attached.

DESIRED OUTCOME:

Hold record open: Planning Commission 10 days (May 30), recommendation to City Council June 4; Mayor/Council 22 days (June 10), policy discussion June 16.

SDP-03-002
Amendment to SDP L-6
Quince Orchard Middle School
1200 Main Street

Joint Public Hearing
Index of Memoranda

- | Number | Exhibit |
|--------|---|
| 1. | Site Plan Application dated April 11, 2003 |
| 2. | Site location map |
| 3. | Site Plan and Elevations |
| 4. | Request to the <i>Gaithersburg Gazette</i> to advertise Joint Public Hearing in the April 30, 2003, and May 7, 2003 issues |
| 5. | Notice of Joint Public Hearing sent to <i>Gaithersburg Gazette</i> on April 24, 2003 |
| 6. | Notice of Public Hearing |
| 7. | Agreement made July 16, 2001, between The Board of Education of Montgomery County and the City of Gaithersburg with exhibits |
| 8. | Minutes of the June 18, 2001, Surplus Land Hearing Concerning the Transfer of Approximately Ten Acres of City Property Known as Lakelands Park to Montgomery County Public Schools for Use as a Middle School Site |
| 9. | Resolution R-43-01 authorizing the City Manager to negotiate and execute an agreement with Montgomery County Public Schools (MCPS) to transfer approximately ten acres of City parkland to MCPS for use as a middle school site dated May 21, 2001 |
| 10. | Resolution R-42-01 authorizing the City Manager to negotiate and execute a contract to purchase approximately 7.5 acres of land at the intersection of Maryland Route 28 and Edison Park Drive dated May 21, 2001 |
| 11. | Resolution R-61-00 granting approval for Schematic Development Plan SDP-L6, known as Lakelands Subdivision Phase Two dated August 7, 2000 |
| 12. | Resolution R-62-00 granting approval of Road Code Waiver RC-26 dated August 7, 2000 |
| 13. | Letter of Transmittal dated April 17, 2003 from ADTEK Engineers, Inc. re-filing development documents |
| 14. | Letter from Jennifer Russel, Director of Planning and Code Administration, dated April 11, 2003, to Mr. Richard Hawes, Director, Division of Construction, Montgomery County Public Schools, describing the need for a Schematic Development Plan amendment |
| 15. | Cover sheet and sheets 2, 3 and 4 of land use plan for Schematic Development Plan SDP-L6, Lakeland Subdivision Phase 2 |
| 16. | Letter of Transmittal dated April 11, 2003 from ADTEK Engineers, Inc. filing development documents |

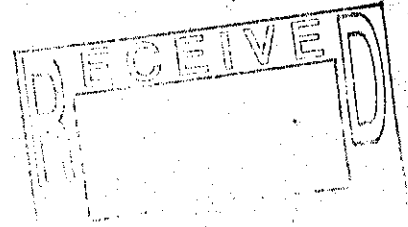
17. Letter from Jim Arnoult , Director of Public Works, Parks Maintenance and Engineering, dated March 18, 2003, to Mr. Mark X Burke, Director, Division of Construction, Montgomery County Public Schools, regarding stormwater management and site grading.

SITE PLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9
and Article V of the City Code

Application #	SDP-03-002
Date Filed	4-11-03
Total Fee	N/A

- ☐ CONCEPT
☐ PRELIMINARY
☒ FINAL (MXD FEE APPLIES)
☒ SCHEMATIC DEVELOPMENT



1. SUBJECT PROPERTY

Project Name QUINCE ORCHARD MIDDLE SCHOOL
Street Address 1200 MAIN STREET
Zoning MXD Historic area designation ☐ Yes ☒ No
Lot _____ Block _____ Subdivision LAKELANDS
Tax Identification Number (MUST BE FILLED IN) 52-6000989

2. APPLICANT

Name MONTGOMERY COUNTY PUBLIC SCHOOLS - MR. STEVEN REEVES, P.E.
Street Address 283 MUDDY BRANCH ROAD Suite No. _____
City GAITHERSBURG State MD Zip Code 20878
Telephones: Work 301-548-7541 Home _____

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) N/A
Name of previously approved Final Plan (if applicable) N/A

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name GRIMM + PARKER ARCHITECTS - MR. DON PORTER, R.A.
Architect's Maryland Registration Number 3321A Telephone 301-595-1000
Street Address 11785 BELTSVILLE DR. Suite No. 1400
City CALVERTON State MD Zip Code 20705

Engineer's Name ADTEK ENGINEERS, INC. - SHAWN BENJAMINSON, P.E.
Engineer's Maryland Registration Number 26524 Telephone 301-662-4408
Street Address 208 WEST PATRICK STREET Suite No. _____
City FREDERICK State MD Zip Code 21701

Developer's Name N/A Telephone _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Contact Person _____

4. PROPERTY OWNER

Name SAME AS APPLICANT
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Telephones: Work _____ Home _____

continued on reverse side

6. PRIMARY USE

☐ Mixed Use☒ Non-Residential☐ Residential

7. PROPOSED UNIT TYPE

☐ Mixed Use☐ Retail/Commercial☒ Other☐ Office/Professional☐ Residential Multi-Family☐ Restaurant☐ Residential Single Family

8. WORK DESCRIPTION

CONSTRUCTION OF NEW SCHOOL, RETAINING WALLS AND ASSOCIATED
PARKING LOTS.

9. PROJECT DETAIL INFORMATION. Please supply the following information

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			353,354
2. Site Area (acres)			8.1
3. Total Number of Dwelling Units/Lots			-
4. Height of Tallest Building			44'
5. Green Area (square feet)			127,900
6. Number of Dwelling Units/Acre			-
7. Lot Coverage (Percent)			24.3%
8. Green Area (Percent)			36.2%
9. Residential			N/A
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq.Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq.Ft.		
12. Office/Professional	Sq.Ft.		
13. Warehouse/Storage	Sq.Ft.		
14. Parking			91 SPACES
15. Shared Parking/Waiver			-
16. Other			-
17. Total			

SUBMISSION REQUIREMENTS

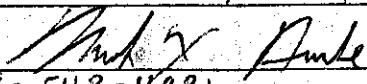
1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.
3. Completed checklist.
4. Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

Mark X. Burke

Applicant's Signature



Date

4/11/03

Daytime Telephone

701-548-4990

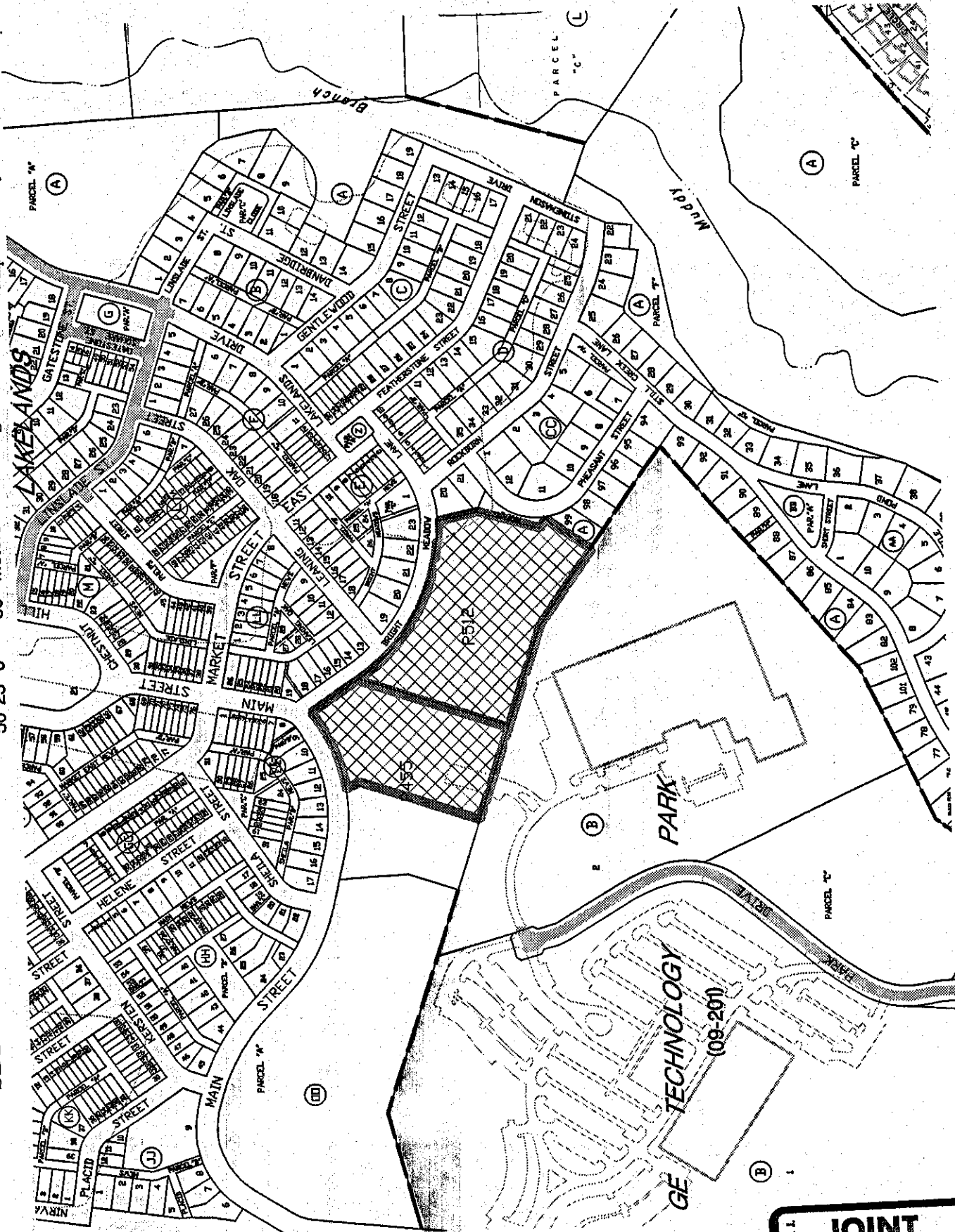
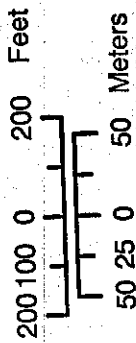
Quince Orchard Middle School

SDP-03-002

City of Gaithersburg
Planning and Code
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.ci.gaithersburg.md.us



Map ©2003 City of Gaithersburg



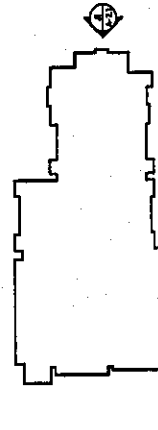
PENGAD-Bayona, N. J.

**JOINT
EXHIBIT**
2

A-21
4/11/03
FOR SUBMISSION

QUINCE ORCHARD MIDDLE SCHOOL NO. 2
MONTGOMERY COUNTY, MARYLAND

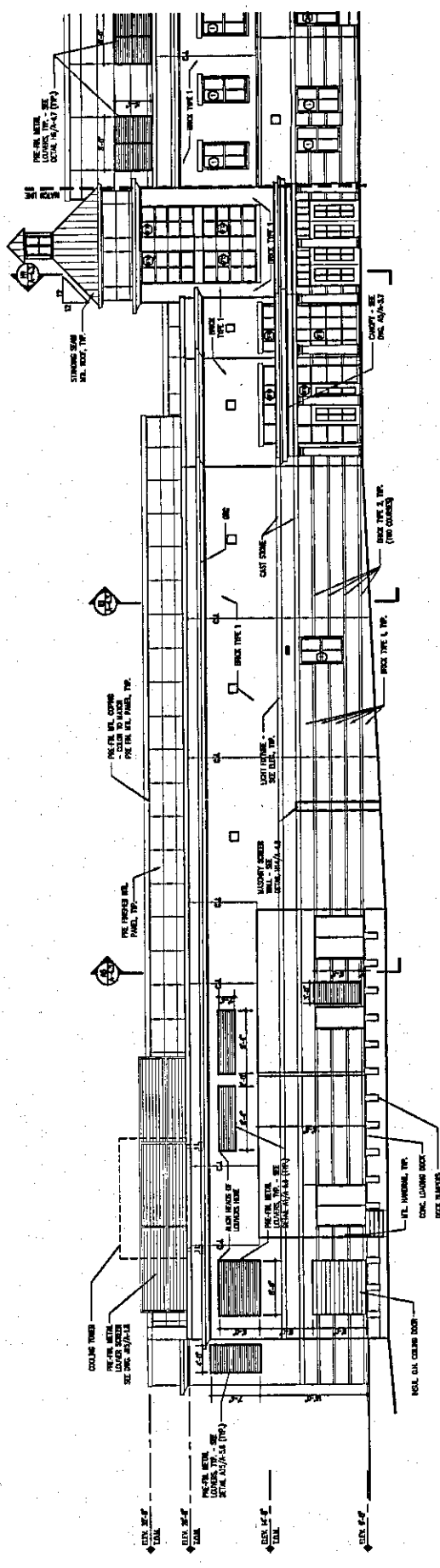
**Grinn
Parker
Architects**
11765 Belwin Drive
Suite 300
Calverton MD 20705
703.993.9100
703.993.9755 Fax



KEY PLAN

- ELEVATION NOTES** (NOTES APPLY TO ALL ELEVATION SHEETS)
- 1. GENERAL NOTE: APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS EXTEND TO THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED.
 - 2. MATERIALS: ALL MATERIALS TO BE USED SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE NOTES AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT.
 - 3. FINISHES: ALL FINISHES TO BE USED SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE NOTES AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT.
 - 4. COORDINATION: ALL ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT AND THE ENGINEER.
 - 5. CLADDING: ALL CLADDING SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE NOTES AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT.
 - 6. ROOFING: ALL ROOFING SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE NOTES AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT.
 - 7. WINDOWS: ALL WINDOWS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE NOTES AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT.
 - 8. DOORS: ALL DOORS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE NOTES AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT.
 - 9. STAIRS: ALL STAIRS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE NOTES AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT.
 - 10. ELEVATIONS: ALL ELEVATIONS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE NOTES AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT.

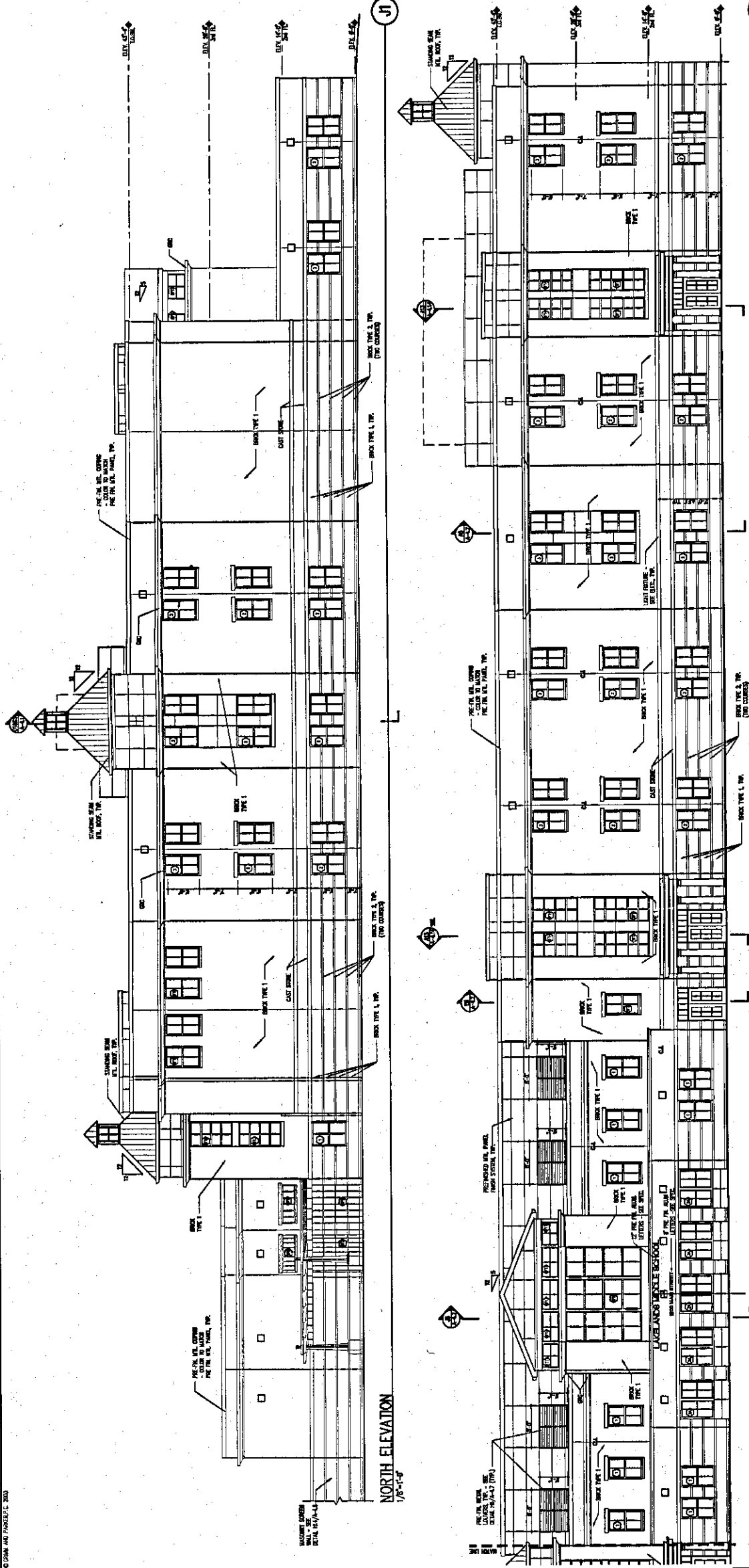
A5



PARTIAL EAST ELEVATION
1/8"=1'-0"

PARTIAL EAST ELEVATION
1/8"=1'-0"

NORTH ELEVATION
1/8"=1'-0"

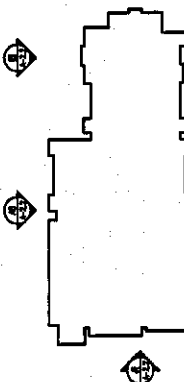


© GRINN AND PARKER, P.C. 2003

ELEVATION NOTES (NOTES APPLY TO ALL ELEVATION SHEETS)

- [illegible]

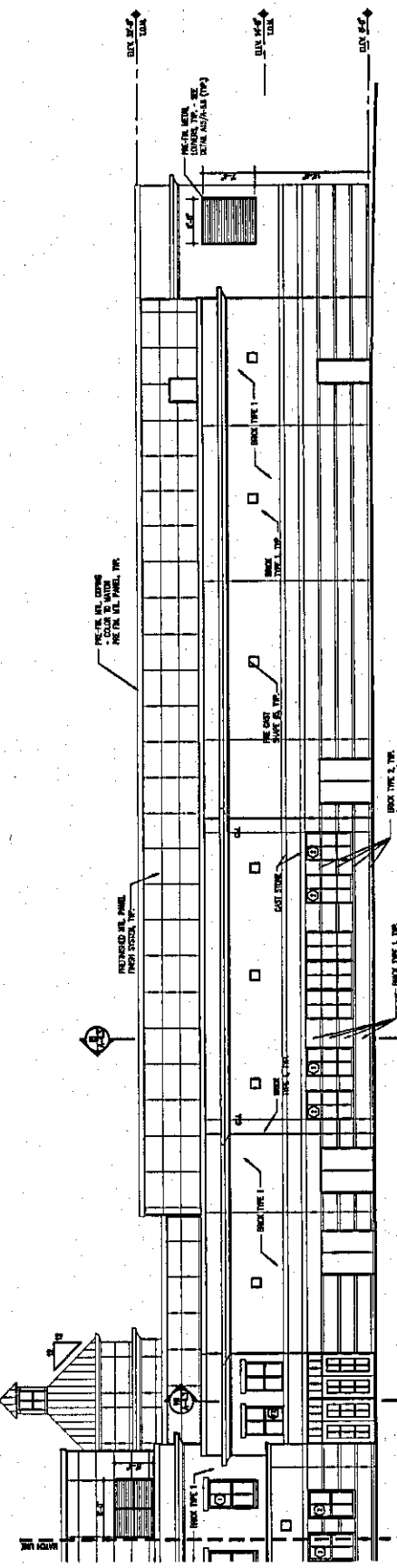
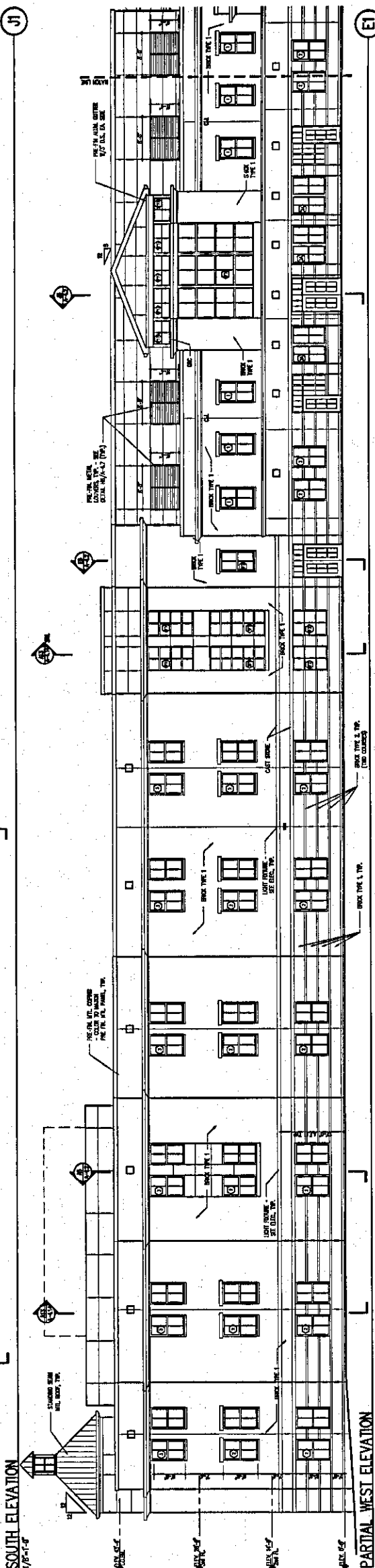
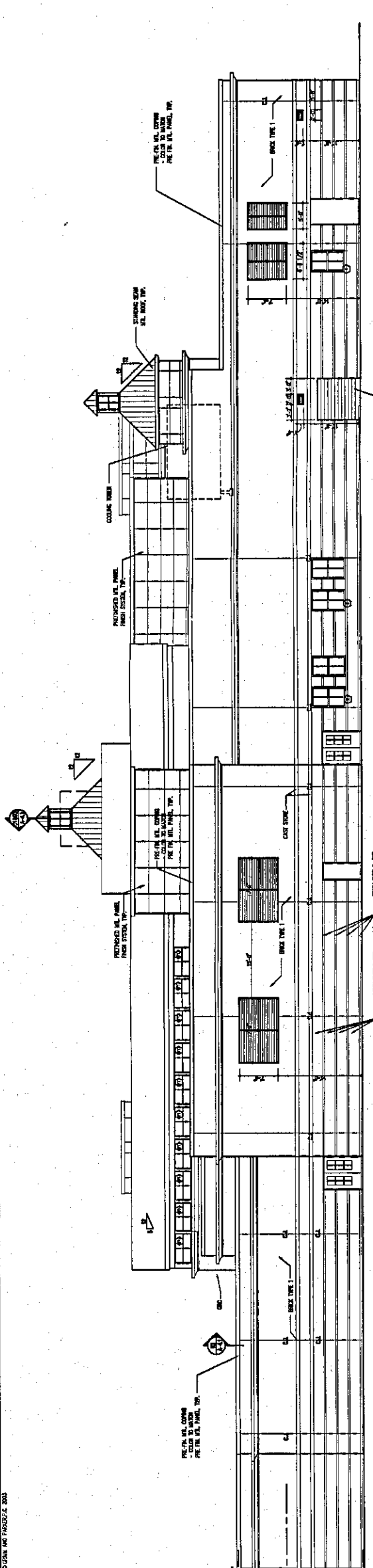
KEY PLAN

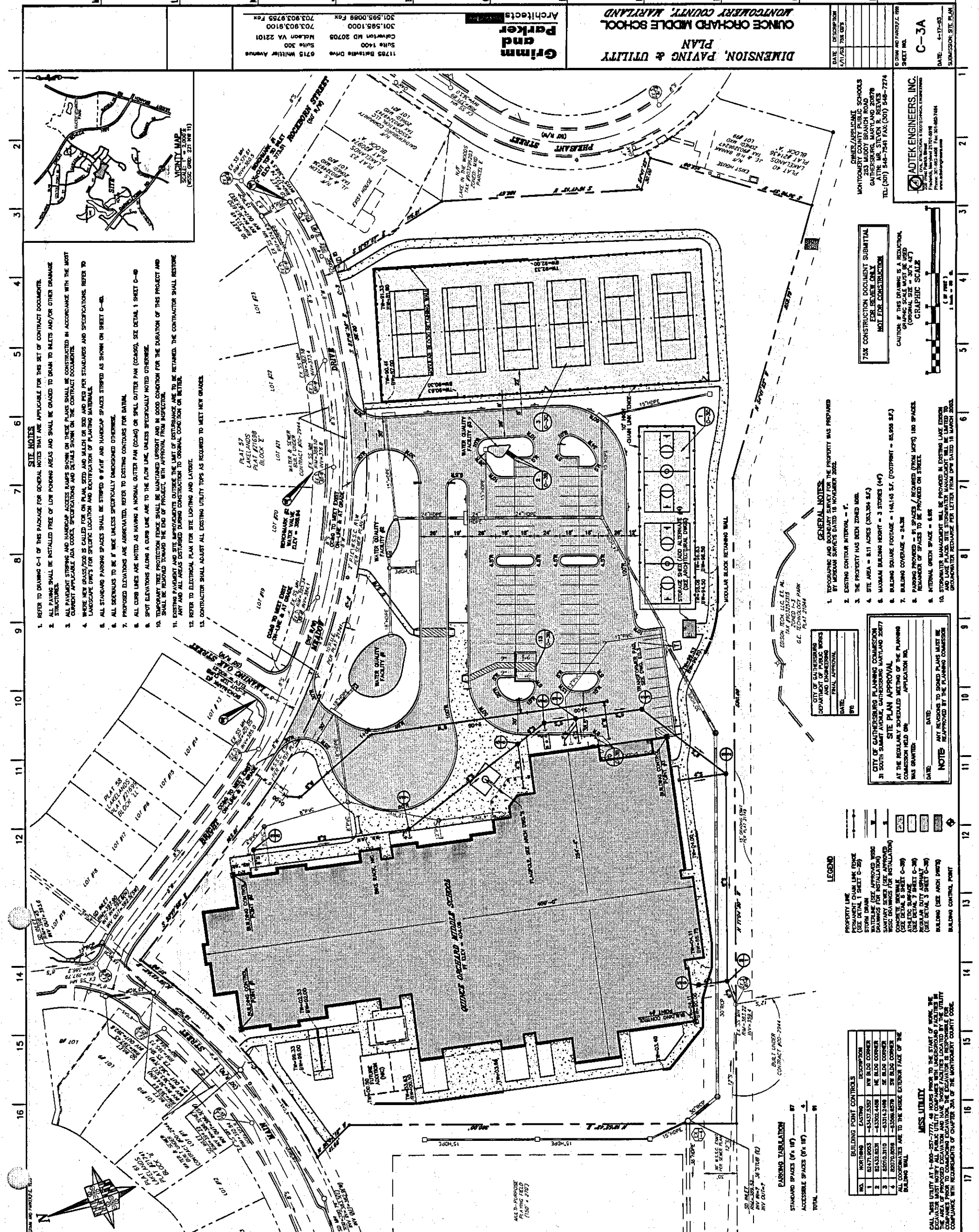


SOUTH ELEVATION

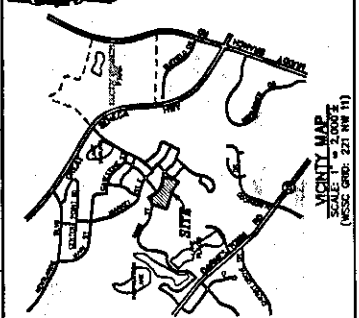
PARTIAL WEST ELEVATION

PARTIAL WEST ELEVATION





- SITE NOTES**
1. REFER TO DRAWING C-1 OF THIS PACKAGE FOR GENERAL NOTES THAT ARE APPLICABLE FOR THIS SET OF CONTRACT DOCUMENTS.
 2. ALL PAVING SHALL BE INSTALLED FREE OF LOW POUNDING AREAS AND SHALL BE GRADED TO DRAIN TO DRAINAGE DITCHES OR OTHER DRAINAGE STRUCTURES.
 3. ALL PAVEMENT STRENGTH AND HANDICAP ACCESS RAMP SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT APPLICABLE ADA CODES, SPECIFICATIONS AND DETAILS SHOWN ON THE CONTRACT DOCUMENTS.
 4. WHERE NEW GRASS/SED IS CALLED FOR ON PLAN, SED AND MULCH ON SED AND PER PER STANDARDS AND SPECIFICATIONS REFER TO LANDSCAPE DWG'S FOR SPECIFIC LOCATION AND IDENTIFICATION OF PLANTING MATERIALS.
 5. ALL STANDARD PARKING SPACES SHALL BE STRIPPED @ 4" RATE AND HANDICAP SPACES STRIPPED AS SHOWN ON SHEET C-4B.
 6. ALL SLOPES SHALL BE 3% UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
 7. PROPOSED ELEVATIONS ARE UNLESS OTHERWISE NOTED, REFER TO EXISTING CONTIGUOUS FOR DATUM.
 8. ALL CURB LINES ARE NOTED AS HAVING A NORMAL GUTTER PAV (GAP) ON SPILL GUTTER PAV (GAP). SEE DETAIL 1 SHEET C-4B.
 9. SPOT ELEVATIONS ALONG A CURB LINE ARE TO THE FLOW LINE, UNLESS SPECIFICALLY NOTED OTHERWISE.
 10. TEMPORARY TREE PROTECTION FENCE SHALL BE MAINTAINED UPRIGHT AND IN GOOD CONDITION FOR THE DURATION OF THIS PROJECT AND SHALL BE REMOVED TOWARD THE END OF PROJECT, WITH APPROVAL FROM INSPECTOR.
 11. EXISTING PAVEMENT AND SITE IMPROVEMENTS OUTSIDE THE LIMIT OF DISTURBANCE ARE TO BE RETAINED. THE CONTRACTOR SHALL RESTORE ANY AND ALL AREAS DISTURBED DURING CONSTRUCTION TO ORIGINAL CONDITION OR BETTER.
 12. REFER TO ELECTRICAL PLAN FOR SITE LIGHTING AND LAYOUT.
 13. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY TOPS AS REQUIRED TO MEET NEW GRACES.



NOT TO SCALE
(SEE DETAIL 1 SHEET C-4B)

Grimm and Parker Architects
11785 Beltsville Drive
Suite 1400
College Park, MD 20705
301.595.0088 Fax
301.595.8100
703.903.9755 Fax

QUINCE ORCHARD MIDDLE SCHOOL
DIMENSION, PAVING & UTILITY PLAN
MONTGOMERY COUNTY, MARYLAND

DATE 12/1/2014
DESCRIPTION 75% CONSTRUCTION DOCUMENT SUBMITTAL FOR REVIEW ONLY
SHEET NO. C-3A
DATE 12/1/2014
SUBMISSION SITE PLAN

ADTEK ENGINEERS, INC.
253 MIDDLETOWN ROAD
GAITHERSBURG, MARYLAND 20878
ATTN: MICHAEL R. KEEVES
TEL: (301) 546-7541 FAX: (301) 546-7274
C: 301.546.7541
E: m.kees@adtek.com
P: 301.546.7541

75% CONSTRUCTION DOCUMENT SUBMITTAL FOR REVIEW ONLY NOT FOR CONSTRUCTION
CAUTION: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED.
(GRAPHIC SCALE MUST BE USED)
GRAPHIC SCALE
1" = 40'-0"

- GENERAL NOTES**
1. TO OCCUPANCY AND EXISTING CONDITIONS FOR THE PROPERTY WAS PREPARED BY ADTEK ENGINEERS, INC. ON NOVEMBER 2012.
 2. EXISTING CONTIGUOUS AREAS - 1'.
 3. THE PROPERTY HAS BEEN ZONED MDR.
 4. SITE AREA = 8.11 ACRES (353,394 S.F.).
 5. MAXIMUM BUILDING HEIGHT = 3 STORIES (44').
 6. MAXIMUM BUILDING FOOTPRINT = 146,148 S.F. (FOOTPRINT = 35,800 S.F.).
 7. BUILDING COVERAGE = 24.3%.
 8. PARKING PROVIDED = 81 SPACES / REQUIRED (FROM MDC) 180 SPACES. REMAINDER OF SPACES TO BE PROVIDED ON STREET.
 9. MINIMUM GREEN SPACE = 6.6%.
 10. STORMWATER MANAGEMENT WILL BE PROVIDED IN EXISTING LAKE EXHON AND LAKE PLACER. SITE STORMWATER MANAGEMENT WILL BE LIMITED TO GROUNDWATER RECHARGE FOR LATER FROM DPM DATED 15 MARCH 2004.

CITY OF GAITHERSBURG PLANNING COMMISSION
DEPARTMENT OF PUBLIC WORKS
11 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20878
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON: [DATE]
APPLICATION NO. [NUMBER]
DATE: [DATE]
NOTES: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION.

- LEGEND**
- PROPERTY LINE (SEE DETAIL 1 SHEET C-4B)
 - STORM DRAIN (SEE DETAIL 1 SHEET C-4B)
 - WATERLINE (SEE APPROVED WSSG DRAWINGS FOR INSTALLATION)
 - WSSG TRENCHES FOR INSTALLATION
 - CONCRETE SIDEWALK (SEE DETAIL 3 SHEET C-4B)
 - REGULAR DUTY ASPHALT (SEE DETAIL 3 SHEET C-4B)
 - BUILDING (SEE ARCH DWG'S)
 - BUILDING CONTROL POINT

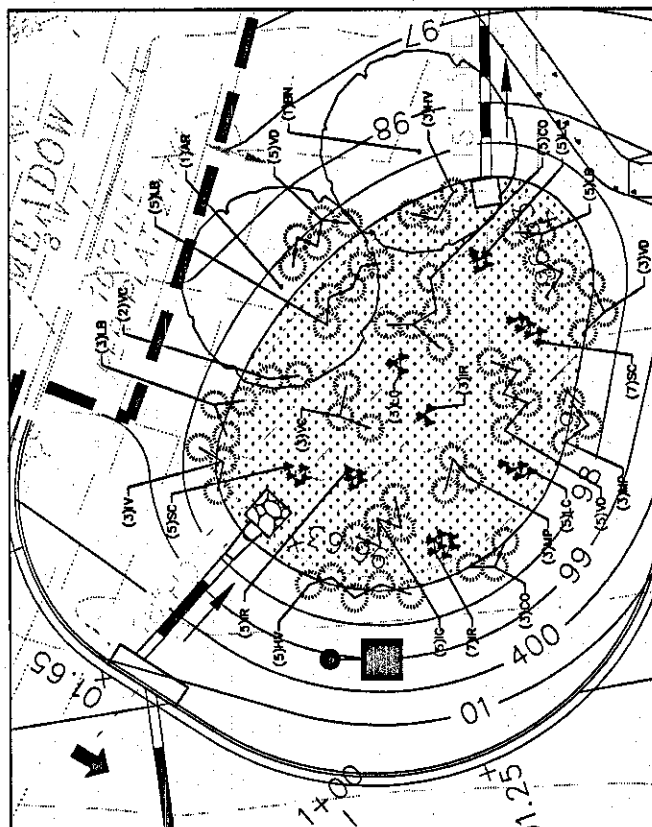
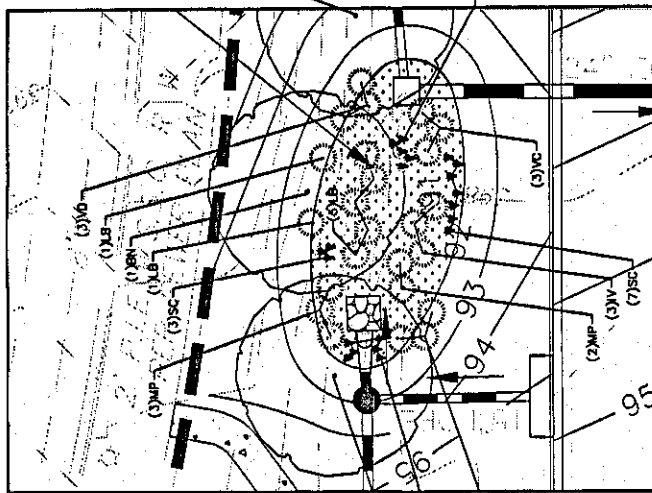
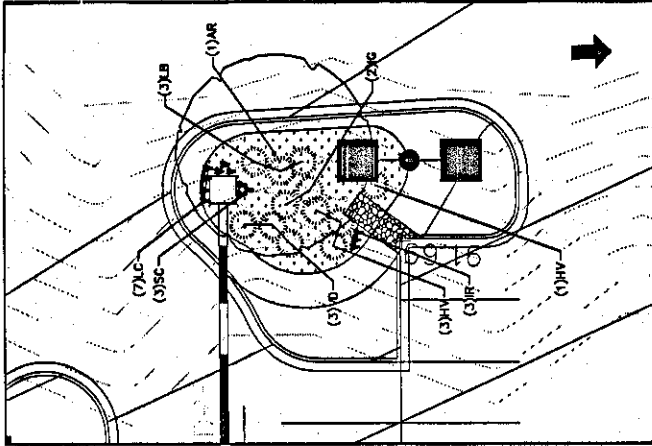
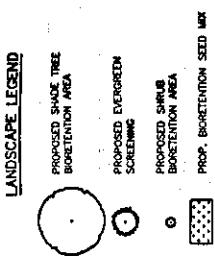
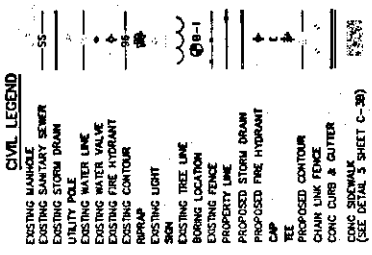
MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXISTING MISS UTILITY SHALL BE MAINTAINED AND NOT BE REMOVED OR RELOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE MISS UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE MISS UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE MISS UTILITY.

BUILDING POINT CONTROLS	
NO.	DESCRIPTION
1	EXISTING
2	EXISTING
3	EXISTING
4	EXISTING
5	EXISTING
6	EXISTING
7	EXISTING
8	EXISTING
9	EXISTING
10	EXISTING
11	EXISTING
12	EXISTING
13	EXISTING
14	EXISTING
15	EXISTING
16	EXISTING
17	EXISTING
18	EXISTING
19	EXISTING
20	EXISTING
21	EXISTING
22	EXISTING
23	EXISTING
24	EXISTING
25	EXISTING
26	EXISTING
27	EXISTING
28	EXISTING
29	EXISTING
30	EXISTING
31	EXISTING
32	EXISTING
33	EXISTING
34	EXISTING
35	EXISTING
36	EXISTING
37	EXISTING
38	EXISTING
39	EXISTING
40	EXISTING
41	EXISTING
42	EXISTING
43	EXISTING
44	EXISTING
45	EXISTING
46	EXISTING
47	EXISTING
48	EXISTING
49	EXISTING
50	EXISTING
51	EXISTING
52	EXISTING
53	EXISTING
54	EXISTING
55	EXISTING
56	EXISTING
57	EXISTING
58	EXISTING
59	EXISTING
60	EXISTING
61	EXISTING
62	EXISTING
63	EXISTING
64	EXISTING
65	EXISTING
66	EXISTING
67	EXISTING
68	EXISTING
69	EXISTING
70	EXISTING
71	EXISTING
72	EXISTING
73	EXISTING
74	EXISTING
75	EXISTING
76	EXISTING
77	EXISTING
78	EXISTING
79	EXISTING
80	EXISTING
81	EXISTING
82	EXISTING
83	EXISTING
84	EXISTING
85	EXISTING
86	EXISTING
87	EXISTING
88	EXISTING
89	EXISTING
90	EXISTING
91	EXISTING
92	EXISTING
93	EXISTING
94	EXISTING
95	EXISTING
96	EXISTING
97	EXISTING
98	EXISTING
99	EXISTING
100	EXISTING

PARKING TABULATION

STANDARD SPACES (S.F. 18')	ACCESSIBLE SPACES (S.F. 18')	TOTAL
87	4	91



WATER QUALITY FACILITY AREA 3

WATER QUALITY FACILITY AREA 2


WATER QUALITY FACILITY AREA 1

[illegible]

DWYER/APPLICANT
MONTGOMERY COUNTY PUBLIC SCHOOLS
CATHERINE, MARLYN AND 20878
ATTN: MR. STEVEN R. REEVES
TEL: (301) 548-7541 FAX: (301) 548-7274

ADTEK ENGINEERS, INC.
CONSULTING AND CONTRACTING ENGINEERS
300 West Federal Street
Frederick, Maryland 21701-5569
Tel: (301) 421-7446
www.adtek-engineers.com

CAUTION: IF THIS DRAWING IS A REDUCTION,
GRAPHIC SCALE MUST BE USED
(ORIGINAL SIZE 30" x 34")
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

75% CONSTRUCTION DOCUMENT SUBMITTAL
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

GENERAL LANDSCAPE NOTES

1. UNLESS OTHERWISE STIPULATED BY THESE DESIGN, THE LANDSCAPING SHOWN ON THIS PLAN MUST BE PLANTED IN ACCORDANCE WITH THE LATEST LANDSCAPING PRACTICES AND STANDARDS DEVELOPED BY THE CHAPTER OF THE LANDSCAPE CONTRACTORS ASSOCIATION.
2. ALL TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 5 FEET FROM ALL UTILITY DEVICES AND STRUCTURES.
3. ALL TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY DRIVEWAY, SIDEWALK, OR DRIVEWAY APRONS, 20 FEET FROM ANY TRAFFIC CONTROL SIGN, AND AT LEAST 30 FEET FROM ANY INTERSECTION.
4. LOCATIONS OF STREET TREES MAY BE SUBJECT TO CHANGING IN ORDER TO AVOID CONFLICT WITH OTHER PLANTINGS.
5. ANY PLANTING WITHIN A FOREST RETENTION AREA AS DESIGNATED ON THE FOREST CONSERVATION PLAN AND SHOWN ON THIS PLAN MUST BE DONE TO AVOID ANY ADVERSE EFFECTS TO THE FOREST.
6. ANY PLANT SUBSTITUTIONS ARE PERMITTED WITH VERBAL OR WRITTEN APPROVAL FROM THE PLANNING AND CODE ADMINISTRATION.
7. ALL PLANTS MUST MEET THE STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD NATIONAL LANDSCAPE PLANTING GUIDE.
8. NO PLANT SHALL BE LOCATED IN AREAS OF OBVIOUS POOR DRAINAGE. IF SUCH CONDITIONS EXIST, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY TO RELOCATE AFFECTED PLANT MATERIALS.
9. ALL CONDITIONS MUST BE TESTED, COMPLETED AND QUALIFIED BY THE LANDSCAPE ARCHITECT.
10. ALL PLANTS MUST BE SPECIFIED BY NAME AND PLANT ID NUMBER SUITABLE FOR PLANT MATERIALS SPECIFIED FOR THAT SPECIFIC LOCATION.

MISS UTILITY

CALL MISS UTILITY AT 1-800-287-7778. BEGINNING IN THE START OF WORK, THE MISS UTILITY - PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION, HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATION COMPANY MUST COMPLY WITH REQUIREMENTS OF CHAPTER 30A OF THE MISSOURI COUNTY CODE.



Gaithersburg
A CHARACTER COUNTS! CITY

FAX TRANSMITTAL FORM

SEND TO: KARY MAJOR, LAW SECTION

FAX NO.: 301-670-7136

FROM: DANIEL JANOUSEK

PLANNING & CODE ADMINISTRATION

FAX NO.: 301-258-6336

TELEPHONE NO.: 301-258-6330

DATE: April 24, 2003 TIME: 11:22 AM

NO. OF PAGES ATTACHED: 1

MESSAGE: PLEASE PUBLISH THE ATTACHED NOTICE OF JOINT PUBLIC HEARING (SDP-03-002) IN THE **APRIL 30, 2003, and MAY 7, 2003** ISSUES OF THE GAITHERSBURG GAZETTE, THANK YOU.

**IF YOU EXPERIENCE DIFFICULTY IN RECEIVING THIS TRANSMISSION,
PLEASE CALL 301-258-6330**

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD 20877-2098
plancode@ci.gaithersburg.md.us www.ci.gaithersburg.md.us

MAYOR
Sidney A. Katz

CITY COUNCIL MEMBERS
Stanley J. Alster
John B. Schlichting
Geraldine E. Edens
Henry F. Marraffa, Jr.
Ann T. Somerset

CITY MANAGER
David B. Humpton

PERGAD-Byzance, N. J.

**JOINT
EXHIBIT**

4



04/24/2003

Karey Major
Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ms. Major:

Please publish the following legal advertisement in the April 30, 2003 and May 7, 2003 issues of the Gaithersburg Gazette.

Sincerely,

Daniel R. Janousek, AICP
Planner

ASSIGN CODE: SDP-03-002

ACCT. No. 133649

NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on the amendment to Schematic Development Plan SDP-03-002, filed by Steve Reeves, P.E., of Montgomery County Public Schools on

MONDAY
May 19, 2003
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The request is to amend the approved schematic development plan SDP-L6 from City of Gaithersburg City Park to Montgomery County Public Schools School Site in accordance with §24-160D.11 and §24-198(c) of the City Code. The subject property is located at 1200 Main Street, Lakelands, Parcel 512 and a portion of Parcel P455 and is bordered by Main Street and Bright Meadow Lane. The subject property consists of approximately 8.11 acres of land and is zoned MXD (Mixed Use Development).

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Daniel R. Janousek, AICP
Planner

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@ci.gaithersburg.md.us • www.ci.gaithersburg.md.us

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine E. Edens
Henry F. Marraffa, Jr.
John B. Schlichting
Ann T. Somersel

CITY MANAGER
David B. Humpton

**JOINT
EXHIBIT**
5



Gaithersburg

A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

Meeting:	PUBLIC HEARING
Application Type:	SCHEMATIC DEVELOPMENT PLAN AMENDMENT
File Number:	SDP-03-002
Location:	MAIN STREET AND BRIGHT MEADOWS DRIVE
Applicant:	MONTGOMERY COUNTY PUBLIC SCHOOLS
Development:	QUINCE ORCHARD MIDDLE SCHOOL AT LAKELANDS PARK
Day/ Date/Time:	MONDAY, MAY 19, 2003
Place:	COUNCIL CHAMBERS, GAITHERSBURG CITY HALL 31 SOUTH SUMMIT AVENUE

IMPORTANT

This application requests approval of a Schematic Development Plan (SDP) known as QUINCE ORCHARD MIDDLE SCHOOL in the Mixed-Use Development (MXD) Zone. The plan includes a new middle school and tennis courts on approximately 8.11 acres of land on land formerly designated as the site for the City of Gaithersburg Recreation/Aquatic Center. Contact the Planning and Code Administration City Staff (listed below) at 301-258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Joint Mayor and City Council and Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at <http://www.ci.gaithersburg.md.us>.

CITY OF GAITHERSBURG

By: _____

Daniel R Janousek, AICP
Planner, Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE

PENGAD-Bygone, R. J.

**JOINT
EXHIBIT**

4

AGREEMENT

This Agreement, made this 16th date of July, 2001 by and between THE BOARD OF EDUCATION OF MONTGOMERY COUNTY, a body corporate and politic of the State of Maryland, (hereinafter the "Board") at 850 Hungerford Drive, Rockville, Maryland 20850, and the CITY OF GAITHERSBURG, a municipal corporation, (hereinafter referred to as "City.") at 31 South Summit Avenue, Gaithersburg, Maryland 20877

WITNESSETH

WHEREAS, in May 2000, the City of Gaithersburg's Lakelands Park Planning Committee presented a concept plan to the Mayor and City Council of Gaithersburg for the Lakelands Park; and

WHEREAS, the Mayor and City Council of Gaithersburg adopted Resolution No. R-61-00 approving SDP-L6 known as the Lakelands Subdivision Phase 2 SDP including the 20 acre City park on August 7, 2000; and

WHEREAS, approved Montgomery County FY 2001-2006 Capital Improvements Program includes feasibility planning for a new middle school to open in the Quince Orchard Cluster by September 2004 to relieve overcrowding in area middle schools; and

WHEREAS, the Superintendent of Schools for Montgomery County appointed a Site Selection Advisory Committee which issued a report on October 17, 2000, recommending two sites, Lakelands and Quince Orchard Park, be considered for construction of Quince Orchard Middle School #2; and

WHEREAS, the City of Gaithersburg's adopted Parks, Recreation and Open Space Plan for the 21st Century identified an acute shortage of active parkland on the western side of the City; and

WHEREAS, the Board has requested that the City provide the school on a part of the Lakelands Park site property; and

WHEREAS, the City and the Board collaborated to determine the feasibility of co-locating the school and the park within the proposed Lakelands Park; and

WHEREAS, the City and the Board believe it is in the best interest of the citizens of Gaithersburg to co-locate the school with certain athletic fields planned for the Lakelands Park site subject to the terms and conditions expressed in this Agreement; and

WHEREAS, the City and the Board believe that the school operation and park site athletic fields must be maintained and operated separately in a cooperative manner for maximum efficiency and benefit to the citizens of Gaithersburg;

NOW, THEREFORE, in consideration of the conditions stated herein, the parties agree to the following:

1. The Board will transfer to the City's Escrow Agent \$4,000,000 no later than July 9, 2001 (wiring instructions to be forwarded to the Board by the City). Within 90 days of receipt of said funding, the City will deed to the Board the identified middle school site of approximately 8.11 acres (see attached Exhibit A). All taxes, charges, fees, and other costs associated with the transfer, not including legal expenses, will be borne by the Board. The entire remaining portion of the 20-acre Lakelands Park site will remain in City ownership. The City will provide a staging area construction and access easement relating to development of the middle school over an adjacent area of approximately 1.42 acres. The description, terms and conditions of the easement are described in Exhibit B (attached).
2. The City, the Board and Classic Communities (developer of the Lakelands community) will coordinate the development of a rough grading plan for the entire 20-acre site.
3. The Board will provide reimbursement to the City in the amount of \$233,000 for middle school athletic field development costs. Payment will be made to the City within six (6) months of the date of the County Council's approval of the appropriation for the middle school construction.
4. The site plan for construction of the middle school must receive amended Schematic Development Plan (SDP) approval from the Mayor and City Council, courtesy site plan review by the Mayor and City Council, and site plan approval by the City Planning Commission. Submission and approval of a final record plat is also required. The school site will be subject to all City Code, permit and plan review processes and permit fees, except as may be waived by the City.
5. The City and the Board will negotiate a separate joint use agreement governing all of the City's ballfields, which agreement shall be finalized prior to the issuance of the final occupancy permit for the school. The joint use agreement shall include, but not be limited to, the following general criteria.
 - a. Specify time of usage for Montgomery County Public Schools ("MCPS") programs and activities during the Board's school year and provide that if the need arises, the Board and the City will work together to make changes during the school year, for potential additional use of the fields; and
 - b. City sponsored programs during the academic year (5:00 p.m. to 9:45 p.m. on weekdays); and
 - c. City sponsored program use (8:00 a.m. to 9:45 p.m. on weekends); and
 - d. The City will be responsible for the scheduling of fields as the centralized scheduler; and

- e. The Board will designate one (1) staff member who will work with the City regarding field scheduling; and
 - f. The Board will be responsible for all litter and general cleanup associated with the use of the fields during the academic year during the school day; and
 - g. In the case of inclement weather, the City and the Board must refrain from using the fields so as to minimize the damage; and
 - h. The City will establish and coordinate the standards for field maintenance; and
 - i. The City will dictate a refurbishment schedule to remove a field from service for reconditioning; and
 - j. The Board assumes all liability associated with the fields by the school or any other non-City group during academic and after school periods of usage; and
 - k. Lakelands' fields will be excluded from the MCPS/ICB field inventory list; and
 - l. Scheduling should permit/promote use of all four fields at once; and
 - m. Guidelines for shared use may be reviewed regularly, but can only be amended if agreed upon in writing by both the City and MCPS. In no instances may the guidelines initiate any change in the City's leadership of scheduling responsibilities or ownership of the fields.
6. The Board agrees, in acknowledgement of the City's request that the new school will be named Lakelands Park Middle School for so long as the site is used for school purposes, subject to final Board approval of the school's name.
7. The Board, in cooperation with the City, will work with the Interagency Coordinating Board for Community Use of Public Facilities (CUPF), pursuant to MCPS Regulation KGA-RA (adopted October 1982, as amended) and related policies and regulations, to establish preferred times for the City's use of the gym after school hours on Monday through Friday and weekends. The City will have access to the school gymnasium via a separate outside entrance as warranted.
8. The Board will allow use of the school site as a City summer camp location.
9. The City will obtain approval at the state level to relieve the school site of existing Program Open Space (POS) covenants/restrictions. The Board will obtain approval at the State level for the acquisition of the school site as set forth herein.
10. The City recognizes Board Policy FAA, Long-Range Educational Facilities Planning (adopted 1986; amended 1987, 1993, 1995, 1999) regarding attendance areas for the proposed middle school; however, given the importance of this intergovernmental agreement, the City strongly recommends that the Board consider that all students within the MCPS walking distance of the new middle school be incorporated within the final approved attendance area.

11. In the event that the Board ceases to operate the middle school referenced herein, the Board will work with the City regarding any re-use that is compatible with the adjacent community. The City Planning Commission will complete a courtesy review of any such re-use.

12. All recitals listed above shall be incorporated into and become part of this Agreement.

13. This Agreement may only be amended in writing by the parties, shall be constructed under the laws of the State of Maryland, and shall bind the parties, their successors and assigns.

14. The parties agree that this memorandum of understanding will be recorded among the Land records of Montgomery County, Maryland.

IN WITNESS WHEREOF, the parties have executed this memorandum of understanding by causing the same to be signed as of the day and year first above written.

ATTEST:

CITY OF GAITHERSBURG

Carol A. Capper
WITNESS

By: D. B. Humpton
David B. Humpton, City Manager

ATTEST:

THE BOARD OF EDUCATION OF
MONTGOMERY COUNTY,
MARYLAND

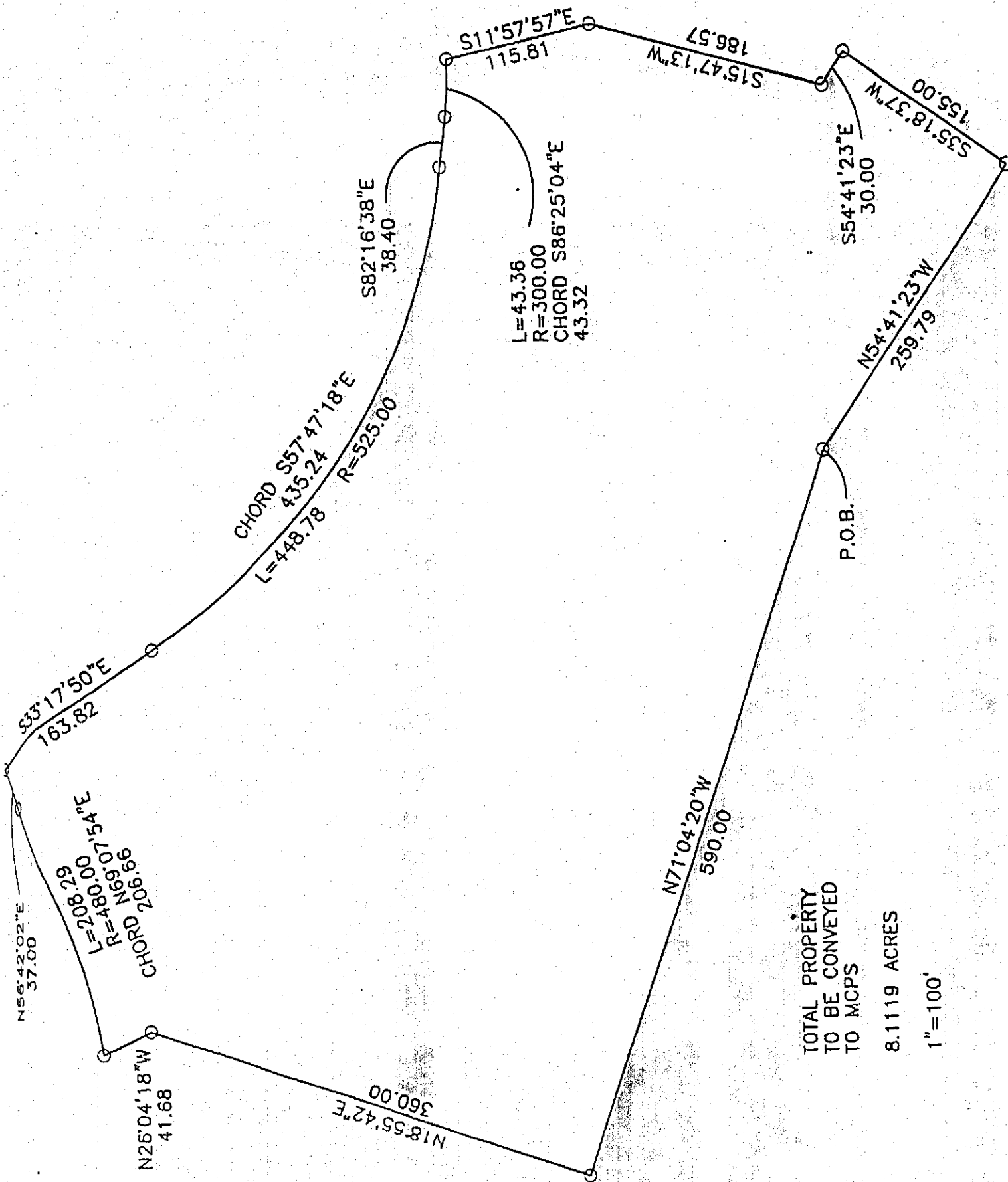
Jerry D. Weast
Jerry D. Weast
Secretary

By: Nancy J. King
Nancy J. King
President

APPROVED for the Board of Education of Montgomery County,

Jerry D. Weast
Jerry D. Weast, Superintendent of Schools

EXHIBIT A

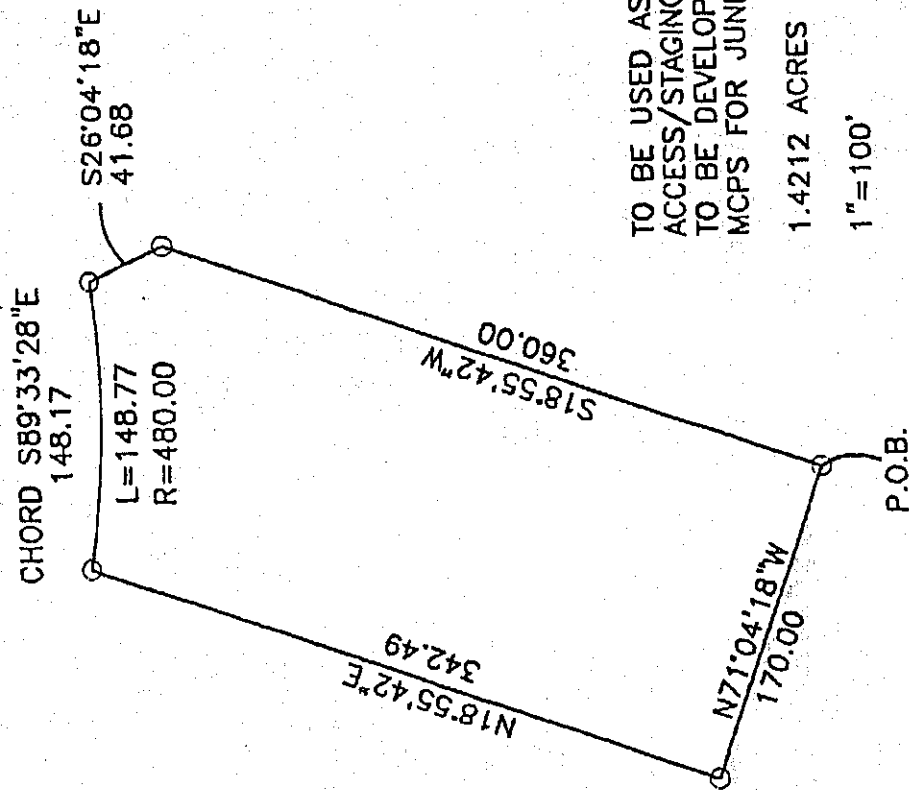


TOTAL PROPERTY
TO BE CONVEYED
TO MCPS

8.1119 ACRES

1"=100'

EXHIBIT B



TO BE USED AS CONSTRUCTION
ACCESS/STAGING AREA AND LATER
TO BE DEVELOPED BY
MCPS FOR JUNIOR SOCCER FIELD

1.4212 ACRES

1"=100'

EXHIBIT B (Continued)

Terms & Conditions

"Staging Area Construction and Access Easement"

1. The use of the easement area will be limited to the storage of materials, equipment and supplies, construction trailers, and parking.
2. The easement area is to be fenced off and secured, and will be maintained in a neat and orderly manner.
3. The period of use of the easement area will be limited to the construction of the middle school and, subsequently, construction of the junior soccer field. An estimated date of completion for the school and field will be provided by MCPS at the onset of any construction at the site.
4. MCPS will indemnify the City against any and all claims, losses, damages and/or injuries to persons and property, including legal expenses.
5. At the end of the construction period of the middle school and prior to occupancy, MCPS will build the junior soccer field. The easement will end upon completion of the field.
6. The easement is provided by the City exclusively to MCPS. Other than to cure a default of these terms and conditions, or for inspection or enforcement purposes, the City does not intend to enter the easement area.
7. All of the above terms and conditions are rights and obligations of MCPS. The City reserves the right to cure violations at the expense of MCPS.

TODAY 68°
45°

TOMORROW 61°
41°



Gaithersburg
Maryland

A great place to
live, work, learn and play

Citizens

Businesses

Visitors

Did I
Know
The C
employ
full-t
emplo

Minutes : Mayor and Council Meeting, 6/18/2001

Search

Advanced Search

Front Page

City News

Events Calendar

Site Map

FAQ

Master Plan

Government

Public Health &
Emergency Info.

Contact Mayor Katz

Mayor & Council

City Manager

Committees

Agendas & Legal Ads

Minutes

Bids & RFP's

Budget

Documents & Forms

Economic Development

Environmental Affairs

City Code

Volunteer
OpportunitiesEmployment
Opportunities

About the City

City Profile

City History

CHARACTER COUNTS!

Parks & Fields

Facilities

Regional Links

Departments

Easy print

Mayor and Council Meeting, 6/18/2001

CITY OF GAITHERSBURG
MINUTES OF A REGULAR CITY COUNCIL MEETING
JUNE 18, 2001

A meeting of the Mayor and City Council was called to order at 7:30 p.m., Mayor Katz presiding. Council Members present: Alster, Davis, Edens, Marraffa, and Somerset. Staff present: City Manager Humpton, Assistant City Managers Felton Tomasello, Finance and Administration Director Belton, Planning and Code Administration Director Russel, Public Works, Parks, Maintenance and Engineer Director (PWPME) Arnoult, Police Chief Viverette, Police Lt. Whalen and Lt. Elliott, Parks, Recreation and Culture Director McGleish, Urban Design Director Soter, Planning Analyst Patula, Planner DePoe, Information Technology Director Smith, Grants Coordinator Kauffmann, Human Services Director Morganstein, Human Resources Associate Yocklin, Intern Faust, and City Attorney Abrams.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Tarik Moore, Laytonsville Elementary, Participant of the 2000 Fannie Mae Walk for the Homeless.

INVOCATION

In lieu of an invocation, Mayor Katz called for a moment of silence.

ANNOUNCEMENT

Mayor Katz requested the following motion:

Motion was made by Council Member Marraffa, seconded by Council Member Alster, that an Executive Session be conducted immediately following the City Council meeting to discuss a "legal" matter.

Vote: 5-0

APPROVAL OF MINUTES

Motion was made by Council Member Alster, seconded by Council Member Edens, that the minutes of a Mayor and



Office of the City
Manager

Finance and
Administration

Parks, Recreation and
Culture

Planning and Code

Police

Information
Technology

Public Works

City Services

Sports Programs

Human Services

Neighborhood Services

Permits & Inspections

Recycling & Bulk Pickup

Senior Services

Youth Services

Service Request

Contact Us

Council meeting held June 4, 2001, be approved.

Vote: 5-0

CONSENT ITEMS

1. **Resolution of the Mayor and City Council Authorizing the City Manager to Enter into a Grant Agreement with the Governor's Office of Crime Control and Prevention for Funding Under the Local Law Enforcement Block Grants Program**

Grants Administrator Kauffmann stated the City has been awarded a grant from the Governor's Office of Crime Control for the purchase of four (4) Mobile Data Units that will be installed in City police vehicles. This resolution authorizes the City Manager to execute an agreement with the State of Maryland in the amount of Fifteen Thousand Dollars (\$15,000) in federal funds.

2. **Resolution of the Mayor and City Council Authorizing the City Manager to Execute a Memorandum of Understanding (MOU) with the Maryland State Highway Administration (SHA) for the Construction of Intersection Improvements and Roadside Landscaping by SHA at the Intersection of MD Route 355 and Shady Grove Road**

This resolution authorizes the City Manager to enter into a MOU with SHA intersection improvements at Maryland Route 355 and Shady Grove Road whereby SHA agrees to design and install decorative street lighting as part of its project for an estimated cost of Fifty-Eight Thousand Eight Hundred Seventeen Dollars (\$58,817); said funds to be expended from the Capital Improvements Budget.

3. **Resolution of the Mayor and City Council Authorizing the City Manager to Enter Into a Contract for Demolition and Reconstruction of Tennis Court Amenities at Diamond Farms Park**

This resolution authorizes the City Manager to award a contract to Heritage Builders, Inc., 4 Park Avenue, Gaithersburg, Maryland 20877, in the amount of Sixty-Three Thousand Four Hundred Sixty-Four Dollars (\$63,464); said funds to be expended from the Capital Improvements Budget.

4. **Resolution of the Mayor and City Council Authorizing the City Manager to Purchase Radio Equipment and Installation Services for Enhancing City Radio System**

This resolution authorizes the City Manager to award a contract to Business Radio Products, Inc., P.O. Box 3497, Frederick, Maryland 21705, to provide equipment for the development of a Mobile Data Solution, in an amount not to exceed Forty-Five Thousand Dollars (\$45,000); said funds to be expended from the Capital Improvements Budget.

Motion was made by Council Member Edens, seconded by Council Member Davis, that the Consent Agenda (Resolution Nos. R-50-01 through R-53-01) be approved.

Vote: 5-0

PRESENTATIONS

1. Fourth Quarter Employee Recognition Award

Mayor Katz and City Manager Humpton presented the Employee Recognition Award to Lieutenant Mary Whalen for her superb work developing a professional presentation detailing the traditions, heritage, and history of the Gaithersburg Police Department.

2. Certificates of Recognition

Mayor Katz presented certificates of recognition to the participants of the 2 Fannie Mae Walk for the Homeless and recognized the Friends of Wells/Robertson House Board Members. Ten local schools raised \$97,700 Friends of Wells. Those schools and their principals and walk coordinators DuFief Elementary, Principal Pam Shirley and Walk Coordinator Brian Gregory; Forest Oak Middle,

Principal John Burley and Walk Coordinator Michele McMahon; Gaitherst Elementary, Principal Sharon Jones and Walk Coordinator Vivienne Paltor Gaithersburg High, Principal Steve Bedford and Walk Coordinator Sherry Troup; Gaithersburg Middle, Principal Thelma Smith and Walk Coordinator Michelle Liposky; Goshen Elementary, Principal Sandy Dugoff and Walk Coordinators Deanna Duff and Mary Herrick; Laytonsville Elementary, Principal Hilarie Rooney Bohrer and Walk Coordinator Robin Blumberg; Rosemont Elementary, Principal Paul Schnitman and Walk Coordinator Cynthia Resnick; Summit Hall Elementary, Principal Craig Logue and Walk Coordinator Cheryl Pulliam; and Washington Grove Elementary, Principal Kathy Brake and Walk Coordinator Russ Bradshaw. Also present to receive certificate of recognition was Fannie Mae Foundation representative Susan Pirone.

3. Recognition of Kim Yocklin

Mayor Katz introduced Kim Yocklin, Human Resources Associate, a recent recipient of the Local Government Personnel Association (LGPA) "Best & Brightest Award." This award recognizes individual members for outstanding accomplishments and dedicated performance to their jurisdictions and their field.

4. Presentation on the Transportation Policy Report Task Force

Urban Design Director Soter gave a brief presentation on the status of the Transportation Policy Report (TPR) Task Force. The Task Force members

represent a broad range of interests from civic organizations, residents, business people, interest groups, and public officials including himself. He stated the Task Force has been working through a work plan that included community outreach, developing test scenarios, and Measures of Effectiveness (MOEs) among other key elements. Recently, the Task Force began review the data from the modeling process to determine how various aspects of each scenario performed. The data will be used in future months to refine the recommendations for further scenario testing. A number of work groups have been formed out of the Task Force to provide detailed evaluation and recommendations for particular elements. Such work groups include the Measures of Effectiveness, Public Involvement, Trends and Scenarios, Transportation Demand Management, and Bus Work Groups. Two other work groups recently formed is the Annual Growth Policy and General Policy Issues.

PUBLIC APPEARANCES

1. *David Kaysen, 1086 West Side Drive*, stated there have been discussions on development of Washingtonian North. He recently reviewed the annexation agreement and amendments on this issue. He stated that the annexation agreement for Washingtonian North will expire this year. He urged the City Council to review what the Planning Commission has been doing recently to avoid future negligence. He expressed concern with Neighborhood 3 not having a sense of place in the City of Gaithersburg.
2. *Masoud Hadade, 121 Central Avenue*, inquired about the sale of City owned property for development purposes.
3. *Rick Marvin, 223 Little Quarry Road*, expressed concern with the Upton in the Kentlands and stated the addition of apartments would not improve the quality of life in Gaithersburg and asked the City Council to find a better use.
4. *Mark Hackman, 64 Appleseed Lane*, stated objection to the Planning Commission's change of the agenda for the resubdivision of lots to Final Site Plan Approval. He expressed concern with the approval of the plans without public input. He stated the public's traffic concerns for the Washingtonian North Development have not been addressed. He also had concerns with traffic safety associated with the expansion of the Washingtonian Rio Center.

Mayor Katz asked the City Attorney and staff to investigate and update the City Council on the traffic study for the Washingtonian area.

FROM THE MAYOR AND CITY COUNCIL/ANNOUNCEMENTS

Council Member Marraffa

1. Stated he attended a number of Eagle Scout presentations and applauded those individuals for their achievements.
2. He attended Montgomery Meadows Annual Picnic and

commented that the event was enjoyable.

3. Asked staff to investigate the installation of enclosures for new tanks put in at a location across from the Gazette Newspaper building.

Council Member Somerset

1. She recently attended a Neighborhood 3 meeting to discuss the Boston Properties project. She stated there were many traffic concerns. Staff has been asked to address a number of questions and prepare responses for the community.
2. Citizen suggested the possibility of installing a fountain/water feature at Summit Hall Farm.
3. She suggested the use of HOV lanes on I-270 for business vehicles servicing the community.
4. Announced the City is accepting nominations for their First Annual Residential Landscape Awards Contest for those individuals whose landscape activities have contributed to the beauty of our community. The deadline for applications is Friday, June 29, 2001.

Council Member Alster

1. Announced the City hosts many events throughout the summer. He stated the music group Gaelic Storm performed to a sold out audience on Saturday, June 9, 2001. He stated the City received many compliments from citizens for bringing the group to the City.
2. Asked staff to investigate what other communities and jurisdictions are doing to strengthen community links with schools and their youth.

Council Member Edens

Reminded the public that a Council in the Communities meeting will held in the Lakelands on June 19, 2001.

Council Member Davis

1. Inquired about the status of the fire damaged at the Holbrooke shopping center. Assistant City Manager Felton stated that Planning and Code Administration had recently issued a permit for the interior demolition associated with the reconstruction.

2. Announced the celebration of the Fourth of July with a concert and fireworks at the Montgomery County Agricultural Center beginning at 6 p.m.

Mayor Katz

1. Stated he attended several 8th Grade Graduations and congratulated all on their achievements.
2. Announced the Mayor and City Council will not conduct on work session on June 25, 2001.
3. Stated he received a letter from County Council Ewing asking the City to consider similar County legislation regarding gun shows. He asked the City Attorney to review the legislation.

FROM THE CITY MANAGER

1. Introduced and welcomed the City's new Environmental Specialist Erica Shingara.
2. Stated a tentative date for the City's Transportation Forum is September 8, 2001. A follow-up transit symposium will be held in October with the City's Planning staff, County and State representatives.
3. Announced Luis Martinez, Superintendent of Schools will give an update on the Gaithersburg Cluster schools at the July 2, 2001 Mayor and City Council meeting.
4. Stated a number of issues are still being addressed with the Memorandum of Understanding with Montgomery County Public Schools for the park/school site.

PUBLIC HEARINGS

1. SDP-01-001 & Z-278(A) - Parklands Development

Approval of a Schematic Development Plan (SDP-01-001) for Phase I of Parklands, 86.8 Acres Currently Zoned MXD, the Betty B. Casey Property Located Between the CSX Railroad Tracks and I-270, North of Metropolitan Grove Road. Phase I Proposes Development of 365 Single-Family Dwelling Units and 60 Condominium Units

Amendment to Sketch Plan Application (Z-278), for 125.5 Acres of Part of Property of Betty B. Casey, Located Between the CSX Railroad Tracks and I-270, North of Metropolitan Grove Road. The Amendment to Sketch Plan Proposes Single-Family Detached Residential and Condominium Dwelling Units to be Developed as First Phase of Integrated Transit-Oriented Mixed Use Development - "Parklands"

Urban Design Director Soter stated the above public hearing has been advertised in the Gaithersburg Gazette on May 30 and June 6, 2001 and the property posted accordingly. He gave a brief presentation on the application and oriented the City Council with the original SDP and the plan before them this evening. He reviewed the open space designated in the City Master Plan. He also review portions of the Casey property, Metropolitan Grove, the Devlin Tract, and City owned property in relation to the Parklands Development.

Chairman Schlichting highlighted a few points of the Parklands Development and presented the Planning Commission's recommendations. He stated the Planning Commission focused on a transit-oriented development for this site. The Commission also focused on environmental concerns and the impact of the development on its mitigation on the community. He stated the applicant will present options to the City Council during the approval process for shifting densities from the northern side to the southern side. He stated the options should be more in keeping with the concept of the envisioned transit oriented development and consistent with the Master Plan and Housing Policy while retaining environmental areas and typographical features of the site. The Commission recommends that the applicant work with the City and Montgomery County Public Schools (MCPS) to address potential school capacity issues.

Jody Kline, Miller, Miller & Canby, gave an overview of the people who will be testifying before the City Council and what they are going to talk about.

John Carman, stated that this property offers many opportunities that the Kentlands and the Lakelands did not. He stated the transit is a major distinction of site for future transit. He reviewed the elements of the plan such as pedestrian front on the boulevards, access to green space, pocket parts, and central recreation. In conclusion, he stated the Parklands Development is a mix-use transit oriented community with well designed elements and an opportunity for national recognition.

Gary Unterberg, Rodgers & Associates, Inc., 9260 Gaither Road, reviewed the design principles of the Parklands Development. He oriented the City Council to the property and reviewed the natural features such as its slope, typography, forest, wetlands, stream valley, historical areas, and specimens of trees. He stated that with building constraints such as the railroad and I-270, the developer has established priority areas to preserve the forested areas on the property. In conclusion, he mentioned additional green space, pocket parts, and recreation amenities have be located throughout the property. He stated the opportunity to save trees and provide adequate buffer is recognized as an amenity.

Peter Henry, BP Realty Investments, LLC, stated that a considerable

amount of time has been spent in the community, especially in the Bennington Community. He referred to a letter received from MCPS stating that there is adequate capacity to accommodate students generated from the Parklands Development. He stated the developer will continue working with the community to address the school capacity issue.

Wes Gutrel, President of The Traffic Group, stated a traffic impact analysis for this project was prepared and submitted to City staff for review. He explained the private and public transportation network improvements created to accommodate the traffic capacity of the project. He stated the developer agreed to make the improvements to the intersections of MD 124 and MD 117 to offset the impact created by the project.

Speakers from the audience were:

Maggie Gifford, 9 Ramsdell Court, stated that the Bennington Community would be the most effected by this development. Expressed appreciation for the efforts made by BP Realty to redesign its plan to accommodate citizen's requests. She expressed concern with the congestion of local roads and their safety. She asked that Phase I be revised to reduce the density of the Parklands on the north side.

Daniel Reeder, 11520 Game Preserve Road, speaking on behalf of the citizens of Game Preserve and the McGowan family, thanked the City Council, Planning Commission, and staff for their time and efforts to the Parklands Development. He asked that environmental issues be at the forefront of the planning and the City Council consider the preservation of the northern site in its entirety to maintain the quality of life for its citizens.

Barbara Fahey, Quince Orchard Cluster Coordinator, expressed that the well being of students in the Quince Orchard Cluster is threatened by the Parklands Development. She stated the statistics from MCPS to project school capacity are not reliable.

Pat Beatty, 11704 Longdraft Road, expressed support for the Parklands Development stating it would enhance the community.

Richard Arkin, 121 Selby Street, focused on the design issue of the development. He express support for the splitting of the review process of the Planning Commission and the Mayor and City Council on large project in order to improve upon the plans that come before them. He asked the City Council to refine the process and move the development closer to the transit station to preserve the environmental sensitive areas. He suggested that the City Council review the overall goals of the City's Housing Policy and commitment to smart growth with a transit-oriented design.

Rick Marvin, 223 Little Quarry Road, stated that the shifting of the density would reduce the impact to the schools and preserve the woodlands. He suggested building a bridge from Metropolitan Grove to provide easy access to the transit and parking garage.

Tom McQuighan, 924 Pointer Ridge Road, thanked the Planning staff and developer for meeting with the communities. He asks that the City Council restrict blasting that might accompany the development. He expressed concerns with the statistics supplied by MCPS and the impact on the schools. He also had concerns with traffic impact throughout the community.

Mary Simantiras, 201 Sportsman Way, stated the Parklands impact on our schools would be severe. She feels the implementation of the Parklands will adversely effect the quality of education in the Quince Orchard Cluster Schools.

Dimetris Simantiras, 201 Sportsman Way, asked the City Council to carefully review the plan and make decisions that are in the best interest of the entire community and not just for a few.

Gale Jordan, 11204 Longdraft Road, expressed support for the Parklands community.

Lance Wright, 27 Goodport Court, expressed opposition to the plan. He stated concerns with the design of the plan and how it would effect the quality of life in the community.

Sonya Simco, Bennington Community, supports the plan but had concerns with the safety of the roadways with additional traffic, children crossing over the tracks, and school capacity. She stated she is in favor of the neo-traditional homes in order to create a sense of community.

Peter Lyons, Ryan and NV Homes, 555 Quince Orchard Road, applaud the developers for the Parklands and the steps they have taken to design parts of the proposed development. Ryan and NV Homes are presently building in Lakelands and asked that the Parklands emulate the best design elements of both the Lakelands and the Kentlands. He congratulated the City on their forward thinking and commitment to the neo-traditional communities.

Gregory Gore, 60 Oak Shade Road, thanked the Planning Commission for their hard work on this development and BP Realty for working with the community. He urged the City Council to concentrate on preserving the green space as much as possible. He invited the City Council to tour the forest to see the trees, streams, wetlands, and wildlife before approving the process to move forward with the development plan.

Jane Rumbaugh, 805 Pointer Ridge Drive, suggested the City Council meet with the community about their educational needs and not make

education an after thought.

Sharon Freedman, 103 Oak Shade Road, expressed concerns with school capacity, additional traffic, safety of the roads, and buffer zones for the Bennington Community. She ask that the City Council hold the developer accountable for his actions and stated opposition to the plan.

There were no other speakers at the hearing.

The Mayor and City Council concurred that a tour of the Parklands Development should be scheduled with staff only, and any future meetings with MCPS should include a representative from our schools. They shared the concerns of the educational system and its capacity.

City Manager Humpton referred to past discussions evolving around the Master Plan, the future of high rises and development being close to the transit area to save the environment. He also questioned the responsibility of maintenance of the roads being built. He added that staff is reviewing their summer schedule of meetings and will schedule a work session shortly.

Motion was made by Council Member Somerset, seconded by Council Member Alster, that SDP-01-001 & Z-278(A) - Parklands Development, be held open indefinitely.

Vote: 5-0

2. Surplus Land Hearing Concerning the Transfer of Approximately Ten Acres of City Property Known as Lakelands Park to Montgomery County Public Schools for Use as a Middle School Site

Assistant City Manager Felton stated the above hearing was advertised in the Gaithersburg Gazette on May 23, 2001. State law requires a surplus land hearing be held prior to disposing any City-owned property to allow public comment. The City intends to sell approximately ten acres of land from the City property known as Lakelands Park. The land is being sold to Montgomery County Public Schools for the purpose of constructing a new middle school. Recently the City Council approved a resolution authorizing the City Manager to negotiate and execute the transfer. He stated City Manager Humpton is still in the negotiating phase.

Speakers from the audience were:

1. *Richard Arkin, 121 Selby Street*, asked for the negotiations to be balanced so that the middle school and recreation complex both receive a good site.
2. *Rick Marvin, 223 Little Quarry Road*, as if the Upton site was considered for the middle school.

City Manager responded stating that the Upton site was considered for the middle school, but the 10 acres on that site was not adequate for the building and athletic fields. He stated approximately 20 acres is needed to run a middle school operation.

There were no other speakers at the hearing.

Motion was made by Council Member Marraffa, seconded by Council Member Somerset, that the record on the above public hearing be closed

Vote: 5-0

Motion was made by Council Member Marraffa, seconded by Council Member Somerset, that the SURPLUS LAND HEARING CONCERNING THE TRANSFER OF APPROXIMATELY TEN ACRES OF CITY PROPERTY KNOWN AS LAKELANDS PARK TO MONTGOMERY COUNTY PUBLIC SCHOOLS FOR USE AS A MIDDLE SCHOOL SITE, be adopted.

Vote: 5-0

**RECESSED THE MAYOR AND COUNCIL MEETING AT 10:05 P.M. FOR
HISTORIC DISTRICT COMMISSION MEETING AND RECONVENED
10:06 P.M.**

ORDINANCES AND RESOLUTIONS

- 1. Resolution Authorizing the City Manager to Negotiate and Execute a Memorandum of Understanding with Montgomery County Granting the City Access to the County Network and Specific Software Applications**

This resolution would allow the City to establish a direct network connection to their environment for the purpose of sharing computer data and accessing county software applications such as the County's Geographic Information System (GIS) and financial systems.

Motion was made by Council Member Marraffa, seconded by Council Member Somerset, that a RESOLUTION OF THE MAYOR AND COUNCIL AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A MEMORANDUM OF UNDERSTANDING WITH MONTGOMERY COUNTY GRANTING THE CITY ACCESS TO THE COUNTY NETWORK AND SPECIFIC SOFTWARE APPLICATIONS (Resolution No. R-54-01) be approved.

Vote: 5-0

2. Resolution Authorizing the City Manager to Negotiate and Execute a Memorandum of Understanding with Maryland-National Capital Park and Planning Commission Granting the City Access to Commission Network Connections

The City has reached a tentative agreement with the Maryland National Capital Park and Planning Commission (M-NCPPC) on the use of their computer network connections to create and secure a direct connection to City Hall resources from the Police Mobile Data Computers and to M-NCPPC from the City for sharing GIS information.

Motion was made by Council Member Alster, seconded by Council Member Somerset, that a RESOLUTION OF THE MAYOR AND CITY COUNCIL AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A MEMORANDUM OF UNDERSTANDING WITH MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION GRANTING THE CITY ACCESS TO COMMISSION NETWORK CONNECTIONS (Resolution No. R-55-01) be approved.

Vote: 5-0

3. Resolution Authorizing the Fireside Condominium Board to Expend Funds

Assistant City Manager Felton stated the City Council approved the matching grant to Fireside Condominiums for a lighting enhancement on March 19, 2001. Subsequently, their Board had requested that they be allowed to use these funds to pay a financial consultant to assist with outstanding management, mechanical, and structural problems the community is facing. Stated approval of this resolution would not result in the expenditure of any additional City funds, but allow the transfer from one authorization to another.

Motion was made by Council Member Somerset, seconded by Council Member Alster, that a RESOLUTION OF THE MAYOR AND CITY COUNCIL AUTHORIZING THE FIRESIDE CONDOMINIUM BOARD TO EXPEND THE FUNDS FROM A NEIGHBORHOOD IMPROVEMENTS MATCHING GRANT FOR A FINANCIAL CONSULTANT RATHER THAN FOR THE COST OF A LIGHTING ENHANCEMENT AS ORIGINALLY APPROVED (Resolution No. 56-01) be approved.

Vote: 5-0

4. An Ordinance to Amend Chapter 17 of the City Code Entitled "Personnel"

Assistant City Manager Felton stated a public hearing was held for the above ordinance on June 4, 2001. He reiterated the City already does an annual review of classifications and staff believes that this provision is unnecessary and

causes administrative burdens. The record was held open for two weeks with no public comment submitted. Staff recommends the City Council close the record and adopt the ordinance.

Motion was made by Council Member Davis, seconded by Council Member Alster, that the record be closed

Vote: 4-0 (Abstained: Edens)

Motion was made by Council Member Davis, seconded by Council Member Alster, that AN ORDINANCE TO AMEND CHAPTER 17 THE CITY CODE ENTITLED "PERSONNEL", SECTION 17-31 ENTITLED "EMPLOYEE REQUESTS FOR REVIEW OF CLASSIFICATIONS" TO REPEAL THE PROVISION CONCERN EMPLOYEE REQUESTS FOR REVIEW OF CLASSIFICATIONS (Ordinance No. O-12-01) be adopted.

Vote: 4-0 (Abstained: Edens)

5. Introduction of a Regulation to Establish Outdoor Lighting Standards

The Mayor and City Council directed staff to develop a draft outdoor lighting regulation for the City of Gaithersburg. Public hearing for the above will be held on July 2, 2001.

Motion was made by Council Member Somerset, seconded by Council Member Davis, that the REGULATION TO ESTABLISH OUTDOOR LIGHTING STANDARDS, be introduced.

Vote: 4-0 (Abstained: Edens)

6. Resolution Codifying and Updating a Schedule of Fees, Charges, Fines and Expenses

Assistant City Manager Felton stated the proposed fee changes are to adjust the increased cost of doing business, new development, and to be more consistent with neighboring jurisdictions.

Motion was made by Council Member Marraffa, seconded by Council Member Alster, that a RESOLUTION CODIFYING AND UPDATING A SCHEDULE OF FEES, CHARGES, FINES AND EXPENSES AS PROVIDED FOR IN THE ORDINANCES OF THE CITY OF GAITHERSBURG (Resolution No. R-57-01) be approved.

Vote: 4-0 (Abstained: Edens)

POLICY DISCUSSION AND STAFF GUIDANCE

SDP-01-002 - Medimmune, Phase I, Quince Orchard Park Development

Planner DePoe stated the Mayor and City Council held a joint public hearing on the above on May 7, 2001, and a joint work session on May 29, 2001. The Planning Commission reviewed the proposed SDP on June 6, 2001 and forwarded their recommendation of approval to the Mayor and City Council. He stated the applicant has agreed to the following conditions of the Planning Commission: Mass Transit Administration approval for access through the designated site for the transit station; staff approval of the final forest conservation plan. No disturbance to the stream valley buffer, wetlands and floodplains is proposed or permitted on site; provide pedestrian connections to future transit station, Orchard Ridge Drive, and Great Seneca Highway; and provide an access and circulation study for the site at the final development stage. The study must be reviewed and approved by Planning and PWPME staff for the intersections at Orchard Ridge Drive/two access drives, Great Seneca Highway/access drive, and Great Seneca Highway/Orchard Drive. Mr. DePoe stated concerns from the public had been addressed. The applicant has agreed to work with the City regarding the stormwater management facility for the site, create three access points for the site, provide access and circulation study for the site at the final development stage, provide pedestrian connections to adjacent properties/uses and existing pathways, connections to the future transit location, and the submission of a natural resource inventory/forest stand delineation.

Motion was made by Council Member Marraffa, seconded by Council Member Davis, that the City Council record on SDP-01-002 - APPLICATION REQUESTING APPROVAL OF A SCHEMATIC DEVELOPMENT PLAN, KNOWN AS MEDIMMUNE, PHASE I, QUINCE ORCHARD PARK DEVELOPMENT, GAITHERSBURG, MARYLAND, be closed

Vote: 4-0 (Abstained: Edens)

FROM THE ASSISTANT CITY MANAGERS, CITY ATTORNEY, AND OTHER STAFF

City Attorney Abrams

Announced that he is now a first time grandfather.

ADJOURNMENT

There being no further business to come before this session of the City Council, the meeting was duly adjourned at 10:18 p.m.

Respectfully submitted,

Doris R. Sokes ----

Administrative Assistant

Comments or questions about this page?

 Feedback

Copyright © 2003, City of Gaithersburg
A CHARACTER COUNTS! City

[TOP](#)

RESOLUTION NO. R-43-01

RESOLUTION OF THE MAYOR AND CITY COUNCIL AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH MONTGOMERY COUNTY PUBLIC SCHOOLS (MCPS) TO TRANSFER APPROXIMATELY TEN ACRES OF CITY PARKLAND TO MCPS FOR USE AS A MIDDLE SCHOOL SITE

WHEREAS, Montgomery County Public Schools has identified the need for an additional middle school in the Quince Orchard Cluster; and

WHEREAS, the Site Selection Committee established by MCPS has determined that property owned by the City of Gaithersburg in the Lakelands community is the most desirable location for this new middle school; and

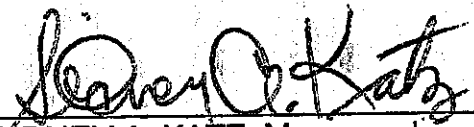
WHEREAS, the Mayor and City Council have determined that it is in the public interest to transfer ten acres of City parkland to MCPS for use as a middle school site; and

WHEREAS, the Mayor and City Council have determined that the City should receive fair compensation and other good and valuable consideration from MCPS for said property; and

WHEREAS, it is the intention of the Mayor and City Council to hold a surplus land disposition hearing concerning this property on June 18, 2001:

NOW THEREFORE, BE IT RESOLVED, that the City Manager is authorized to immediately negotiate, and thereafter, once the City has complied with all state laws concerning the disposition of public property, execute an agreement with Montgomery County Public Schools for the transfer of ten acres of the property known as the Lakelands Park Site.

ADOPTED by the City Council this 21st day of May, 2001.


SIDNEY A. KATZ, Mayor and
President of the Council

THIS IS TO CERTIFY that the foregoing Resolution was adopted by the City Council in public meeting assembled on the 21st day of May, 2001.


David B. Humpton, City Manager



Resolution No. R-42-01

**RESOLUTION OF THE MAYOR AND CITY COUNCIL AUTHORIZING THE CITY
MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT TO PURCHASE
APPROXIMATELY 7.5 ACRES OF LAND AT THE INTERSECTION OF
MARYLAND ROUTE 28 AND EDISON PARK DRIVE**

WHEREAS, a key component of the Parks, Recreation, and Culture Master Plan is an establishment of a aquatic/recreation facility on the west side of Gaithersburg; and


WHEREAS, the City will be transferring approximately ten acres of the Lakelands Park site to the Montgomery County Public Schools (MCPS) for the purpose of building a middle school; and

WHEREAS, the Mayor and City Council have determined that the aquatic/recreation facility should be located in close proximity to the athletic fields which will constructed at Lakelands Park; and

WHEREAS, the City Manager had identified a 7.5 acre parcel of land at the intersection of Maryland Route 28 and Edison Park Drive that can accommodate the proposed aquatic/recreation facility:

NOW THEREFORE BE IT RESOLVED, by the Mayor and City Council of Gaithersburg, that the City Manager be and is hereby authorized to negotiate and execute a contract with Finmarc Management, Inc., to purchase the approximately 7.5 acre parcel at the intersection of Maryland Route 28 and Edison Park Drive, in amount not to exceed Three Million Two Hundred Sixty-Seven Thousand Dollars (\$3,267,000) plus settlement costs; to be expended from funds placed in escrow from the sale of approximately ten acres to the MCPS.

ADOPTED by the Mayor and City Council this 21st day of May, 2001.


SIDNEY A. KATZ, Mayor and
President of the Council

THIS IS TO CERTIFY that the foregoing
Resolution was adopted by the City Council
in public meeting assembled on the 21st day
of May, 2001.


David B. Humpton, City Manager



RESOLUTION NO. R-61-00

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF GAITHERSBURG GRANTING APPROVAL FOR SCHEMATIC DEVELOPMENT PLAN SDP-L6, KNOWN AS LAKELANDS SUBDIVISION PHASE TWO, PRESENTLY ZONED MIXED USE DEVELOPMENT (MXD). APPROVAL OF THIS SCHEMATIC DEVELOPMENT PLAN PERMITS CONSTRUCTION OF 132 SINGLE FAMILY DETACHED HOUSES, 206 TOWNHOUSE UNITS, 25 COTTAGE UNITS, 10 URBAN COTTAGE UNITS, ONE 30,000 SQUARE FOOT RELIGIOUS WORSHIP FACILITY, A COMMUNITY RECREATION FACILITY TO INCLUDE A 12,000 SQUARE FOOT CLUBHOUSE, AND A 20 ACRE CITY PARK TO INCLUDE LIGHTED BALL FIELDS AND A 55,000 SQUARE FOOT RECREATION CENTER WITH GYM, OFFICES, AND IN-DOOR AQUATIC CENTER.

SDP-L6

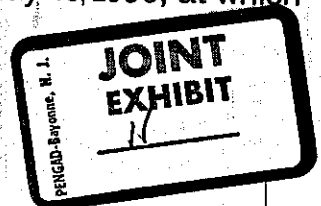
OPINION

This matter has come before the Mayor and City Council for approval of a schematic development plan (SDP) for land zoned Mixed Use Development (MXD). The City Council's authority in this matter is pursuant to Section 24-160D.9(b)(3) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code), which authorizes the City Council and Planning Commission to conduct public hearings on a schematic development plan application following appropriate notification procedures, and to take action on the application within ninety (90) days of the close of the hearing record, following receipt of a recommendation by the City Planning Commission. The subject case involves approximately 76.8 acres of land and concerns development of the final development phase of the Lakelands subdivision. The SDP application for the area identified as Lakelands Subdivision Phase Two was submitted to the City Planning and Code Administration, and City Planning Commission on February 15, 2000. This application was designated as SDP-L6 and presently requests approval for the development of 132 single family detached dwellings, 206 townhouse units, 25 cottage units, and 10 urban cottage units. One 30,000+/- square foot religious facility to contain 300 seats, a community recreation center that features a 12,000+/- square foot clubhouse, and a 20+/- acre City park to feature a 55,000 square foot recreation center with gym, offices, and an in-door aquatic center, are also proposed as part of SDP-L6. The City park will also have lighted ball fields.

Operative Facts

A. Current Application:

On February 15, 2000, the applicant, Gaithersburg Community Associates, LLC submitted the SDP for Lakelands Subdivision Phase Two. A joint public hearing of the Mayor and City Council and Planning Commission was held on May 15, 2000, at which



time evidence was received on the subject application. The records for both the Mayor and Council and Planning Commission were held open indefinitely. During the public hearing, concerns were raised regarding the traffic impact on the proposed residential areas due to their proximity to the City park and religious facility, as well as some of the proposed street names that do not reflect the history of Gaithersburg.

A joint work session was held on May 30, 2000, by the Mayor and City Council and Planning Commission. At that meeting, staff requested that the concept plan for the proposed City park be shown on SDP-L6 to include the location of the lighted ball fields, and that the park concept plan receive SDP approval. Staff further requested that the concept plan for the proposed religious facility also be shown on the plan. Since the concept architectural drawings of the religious facility could not be available for the meeting, staff recommended that the resolution to approve SDP-L6 include a condition that the drawings be submitted to the Mayor and Council for courtesy review, prior to final site plan review by the Planning Commission. Also discussed were road design issues such as increased right-of-way widths for the proposed Boltwood, Stemmers, Kidmore and Hullbridge Streets to include additional on-street parking spaces, traffic calming measures along Main Street, and approval of a road code waiver to allow 28 foot centerline radii at two points along Boltwood Street. Additionally, the concept architectural drawings for the Lakelands recreation clubhouse was also presented by the applicant.

A staff analysis was prepared and presented to the Planning Commission at their June 21, 2000, meeting. The staff addressed the various issues that were raised at earlier meetings as well as issues that came about through staff's detailed review of the plans. The applicant agreed to all of the conditions proposed by staff, as well as additional conditions recommended by the Planning Commission. There was particular concern on the part of the Planning Commission regarding on-street parking availability around the City park. The Planning Commission voted to close its record on the subject case. The Planning Commission also voted in favor of the proposed parking waiver, and voted against splitting the concept plan for the City park from SDP-L6. The Planning Commission then voted to recommend approval of SDP-L6 to the Mayor and City Council with 17 conditions.

A policy discussion on the subject application took place at the regular meeting of the Mayor and City Council on July 17, 2000. The staff presented recommended revisions to the conditions set forth by the Planning Commission. Most of the revisions involved addition of clarifying language to the Planning Commission's conditions. A condition regarding payment by the applicant to an escrow fund for widening Great Seneca Highway was removed because it was already being done. One condition was also combined with another condition. Planning Commission Chairman, John Schlichting spoke in favor of the revisions. The Mayor and City Council closed their record on this application, and directed staff to draft a resolution approving SDP-L6 with the revised conditions recommended by the staff.

B. Evaluation and Findings

In reviewing the subject application for approval of SDP-L6, the City Council finds the proposal to be substantially in accordance with all of the requirements of the Mixed Use Development (MXD) Zone that are set forth in Chapter 24 Article III Division 19 of the City Zoning Ordinance. The City Council also finds the subject application in accordance with the Neighborhood Four Master Plan, and the principles established for development in the City's Smart Growth Policy element of the Master Plan. The City Council agrees with the findings, conclusions and recommendations of approval by the City Planning Commission and City staff. The City Council finds those recommendations to be well reasoned and adopts and incorporates their findings as part of this action.

It is, further, the City Council's finding that SDP-L6, Lakelands Subdivision Phase Two, as proposed in its current form which includes 132 single family detached houses, 206 townhouse units, 25 cottage units, ten urban cottage units, one 30,000 square foot religious facility to contain 300 seats, a community recreation center that features a 12,000 square foot clubhouse, and a 20 acre City park to feature lighted ball fields and a 55,000 square foot recreation center with gym, offices, and an in-door aquatic center, is compatible and harmonious with existing and planned uses in the subject site and adjacent areas, in terms of the nature and intensity of uses, their location and interrelationship with community features of the subject site and adjacent areas. The subject SDP is harmoniously integrated in an orderly fashion into the overall comprehensive planning and development envisioned for this area. The City Council believes that the overall density, types and siting of units, and environmental preservation features provide a compatible and environmentally sensitive form of development.

The City Council further finds that the level of development reflected by this SDP can be accommodated adequately by existing and planned public facilities. The conditioned road improvements will ensure safe and adequate access. The planned City park will provide exceptional public recreation activities and acreage. There is no evidence to indicate that public water, sewer, and school facilities could not adequately handle the needs of this development.

In conclusion, the City Council finds SDP-L6, as submitted in accordance with Section 24-160D.9 and hereunto conditioned, is in the public interest and should be approved due to the presence of sufficient evidence in the record to indicate that the subject SDP conforms to the sketch plan, has accomplished the purposes of the M Zone, reflects an internally and externally compatible form of development, and is consistent with the purpose of the Neighborhood Four Land Use Plan, the Smart Growth Policy element of the Master Plan, as well as generally accepted city planning and use policies, subject to the applicant complying with the conditions stated in Resolution.

SCHEMATIC DEVELOPMENT PLAN (SDP-L6)

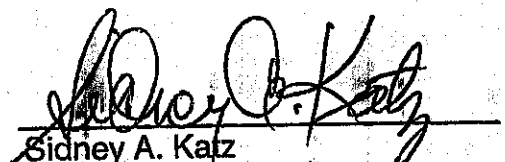
RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the City Council of Gaithersburg, that SDP-L6, being an application filed by Gaithersburg Community Associates, LLC, requesting approval of Lakelands Subdivision Phase Two, that consists of the above cited dwelling units and non-residential square footage and public recreation facilities, is hereby approved subject to the following conditions:

1. The road through the GE property that connects Main Street with Maryland Route 28, and also provides access to the City Park, must be completed and open to traffic prior to the issuance of the 100th residential occupancy approval for Lakelands Phase Two. This includes any necessary improvements or maintenance done to the road and dam as required by the City. The road shall be fully connected to the Lakelands road network prior to the issuance of the 182nd residential building permit for this phase.
2. The applicant shall develop and implement the Wildlife Habitat Enhancement, Bikeways and Nature Trail Plan prior to the issuance of the 182nd residential building permit for this phase.
3. The locations of the City bus shelters shall be coordinated with Montgomery County and City staff and also shown on the final site plan. The construction of City bus shelters within the first half of Lakelands Phase Two is required prior to issuance of the 182nd residential building permit for this phase.
4. The proposed bike paths and other pathways shall be reviewed by the City's Bicycle-Pedestrian Committee.
5. The applicant shall develop and implement a plan approved by the City for providing temporary and permanent traffic calming devices along Main Street, Lakelands Drive, Leaning Oak Street, Bright Meadow Drive, and Market Street East. In addition, the plan shall be submitted and approved by the City prior to issuance of public improvement permit.
6. The applicant must work with staff to develop more appropriate street names that reflect the history and character of Gaithersburg.
7. A separate landscape plan shall be developed for the open space/tree save area that was the previously chosen religious facility site, to include the missing sidewalk connection to the Kentlands Dam path.
8. The chain link fence along inspiration Lane within the open space/tree save area shall be removed.

9. Provide walkways that lead from the City parking lot to the sidewalk along Main Street to provide an improved pedestrian connection to the religious facility.
10. Applicant shall be responsible for rough grading and stabilization of the City park site, to include relocation of stormwater management (SWM) facility; provision of off-site SWM facility to serve the City park; development of utilities plan that assures easy City access to utilities serving the City park; construction of access points to the City park along Main Street; and finalizing the City park concept plan.
11. Road code waiver shall be granted for 28-foot centerline radii for Boltwood Street near Lots 1 and 6 Block KK.
12. Submittal of additional study of traffic and parking in and around the proposed City park and religious facility at final site plan for the park and religious facility.
13. Submittal of additional study of the connection of Edison Park Drive through the proposed City park for access to the City park at final site plan.
14. Submittal of an additional study and design for the path connections between Lakelands and Kentlands through the tree save area at final site plan.
15. Lighting plan for the City park ball fields shall be carefully reviewed and submitted at final site plan for the Park.
16. Submittal of concept architectural drawings of the proposed religious facility to the Mayor and City Council for courtesy review prior to final site plan review by the Planning Commission.

ADOPTED by the Mayor and City Council of Gaithersburg, Maryland, this 7th day of August, 2000.


Sidney A. Katz
President of the Council

THIS IS TO CERTIFY that the foregoing Resolution was adopted by the City Council in public meeting assembled on the 7th day of August, 2000.


David B. Humpton, City Manager

RESOLUTION NO. R-62-00

RESOLUTION OF THE MAYOR AND CITY COUNCIL
GRANTING APPROVAL OF ROAD CODE WAIVER RC-26, WHICH ALLOWS
FOR A 28-FOOT CENTERLINE RADIUS ON THE PROPOSED BOLTWOOD
STREET NEAR LOT 1 BLOCK KK, AND LOT 6 BLOCK KK, OF LAKELANDS
SUBDIVISION PHASE 2 SCHEMATIC DEVELOPMENT PLAN (SDP-L6)

RC-26

WHEREAS, Road Code Waiver Application RC-26 requesting a waiver of the 100-foot minimum centerline radius was submitted on May 17, 2000; and

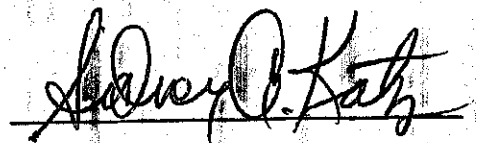
WHEREAS, the Planning Commission reviewed the subject street in the context of the schematic development plan (SDP-L6) review on June 21, 2000, at which time they recommended approval of the road code waiver in conjunction with their recommendation for approval of the SDP with 17 conditions; and

WHEREAS, the applicant's traffic engineer has submitted sufficient justification for the waiver which includes appropriate warning and speed limitation signage; and

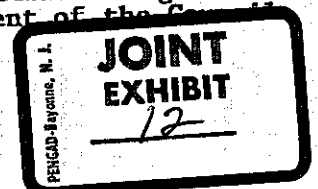
WHEREAS, the Department of Public Works, Parks Maintenance and Engineering and the City Fire Marshall have reviewed the application and are of the opinion that the streets will operate safely with the recommended traffic control measures:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Gaithersburg, that Road Code Waiver RC-26 is approved as submitted with the various warning and speed limitation signage.

ADOPTED by the City Council of Gaithersburg, Maryland, this 7th day of August, 2000.



Sidney A. Katz, Mayor
City of Gaithersburg
President of the Council





ADTEK Engineers, Inc.

208 West Patrick Street
Frederick, MD 21701
(301) 662-4408

LETTER OF TRANSMITTAL

To: City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Phone: (301) 258-6330

Date: 17 April 2003

Job No: 024004

Attention: Planning and Code Administration

Re: Quince Orchard MS
Final Site Plan Re-Submittal

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Reproducibles ☒ Blueprints ☐ Blacklines ☐ Calculations ☐ Specifications

☐ Copy of letter ☐ Invoice(s) ☐ Other _____

COPIES	DATE	No.	DESCRIPTION
1	04-17-03	-	Stormwater Management/Storm Drain Design
1	04-17-03	-	Site Development Documents
1	03-18-03	-	Letter from Gaithersburg Dept of Public Works

THESE ARE TRANSMITTED as checked below:

☒ For your use

☐ For approval

☐ Resubmit _____ copies for approval

☐ As requested

☒ For review and comment

☐ Submit _____ copies for distribution

☐ Returning

☐ See remarks below

☐ Return marked-up prints with a record set

REMARKS: On behalf of Montgomery County Public Schools, we are pleased to re-file the attached Final
Site Plans review and approval. Should you have any questions or concerns in these regards,
please do not hesitate to contact us.

Thanks,

cc: _____

By: Shawn Benjaminson, P.E.





April 11, 2003

Mr. Richard Hawes, Director
Division of Construction
MCPS
Room 100
850 Hungerford Drive
Rockville, Maryland 20850

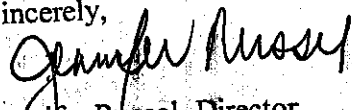
Dear Mr. Hawes:

Our staff has been working with MCPS on the early design concepts associated with the future construction of the Quince Orchard Middle School planned at Lakelands Park. I thought it would be useful to make certain that we are all working together to reach closure on the school design, particularly in light of certain outstanding reviews and approvals that will be required by the City.

The Agreement signed between the Board of Education and the City requires that the Schematic Development Plan must be amended to incorporate the school. This is a review and approval before the Mayor and City Council. The originally approved Schematic Development Plan (SDP) includes the Lakelands Park and the City's Aquatic Center which has been moved to another location. A joint public hearing with the Planning Commission would be scheduled, with subsequent Commission recommendation and Mayor and Council action. Following adoption of the amended Schematic Development Plan, a courtesy site plan review by the Mayor and City Council and site plan approval by the City's Planning Commission is also mandated by the agreement. As a follow up, submission and approval of a final record plat for the parcel is also required.

All of the hearings have advertising and posting requirements, so it is important to work with staff to schedule everything appropriately. Please let us know when you will be ready to proceed to submit the amended SDP. Our staff is ready to facilitate the process to make certain that the school meets all of its deadlines and is open on time. If you have any specific questions about the submissions, please contact Dan Janousek of our staff at (301) 258-6330 who is already working with your design team.

Sincerely,


Jennifer Russel, Director
Planning and Code Administration

cc: David B. Humpton, City Manager
Dan Janousek, Planner

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@ci.gaithersburg.md.us • www.ci.gaithersburg.md.us

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine E. Edens
Henry F. Marraffa, Jr.
John B. Schlichting
Ann T. Somerset

CITY MANAGER
David B. Humpton

PERGAD-Bayonne, N. J.

**JOINT
EXHIBIT**

14



ADTEK Engineers, Inc.

208 West Patrick Street
Frederick, MD 21701
(301) 662-4408

LETTER OF TRANSMITTAL

To: City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Phone: (301) 258-6330

Date: 11 April 2003 Job No: 024004

Attention: Planning and Code Administration

Re: Quince Orchard MS
Final Site Plan

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Reproducibles ☒ Blueprints ☐ Blacklines ☐ Calculations ☐ Specifications

☐ Copy of letter ☐ Invoice(s) ☐ Other _____

COPIES	DATE	No.	DESCRIPTION
1	04-11-03	-	Site Plan Application
1	04-11-03	-	Site Development Documents
1	03-18-03	-	Letter from Gaithersburg Dept of Public Works

THESE ARE TRANSMITTED as checked below:

☒ For your use ☐ For approval ☐ Resubmit _____ copies for approval

☐ As requested ☒ For review and comment ☐ Submit _____ copies for distribution

☐ Returning ☐ See remarks below ☐ Return marked-up prints with a record set

REMARKS: On behalf of Montgomery County Public Schools, we are pleased to file the attached
application for Final Site Plan review and approval. Should you have any questions or concerns
in these regards, please do not hesitate to contact us.

Thanks,

cc: _____

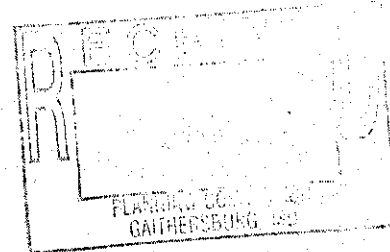
By: Shawn Benjaminson, P.E.



See memorandum & understanding

March 18, 2003

Mr. Mark X. Burke
Director, Division of Construction
Montgomery County Public Schools
283 Muddy Branch Road
Gaithersburg, MD 20878



RE: Lakelands Park and
Quince Orchard Middle School 2 Site

Dear Mr. Burke:

This is to confirm the results of our meeting of February 12, 2003, regarding storm water management (SWM) and site grading for the subject site. I would also like to update you on the progress made since that meeting on storm drain and site plan issues.

Site Grading – An analysis of the site grading prepared for Classic Communities Incorporated (CCI), the developer of the Lakelands Community, indicates that the subject school site could accommodate approximately 26,000 cubic yards of fill by raising the proposed grades in the vicinity of the tennis courts. There appears to be several advantages to the revised grading plan for both the Montgomery County Public Schools (MCPS) and CCI. MCPS would benefit from a flatter site with reduced storm drain costs while the developer would have reduced costs in relocating excess soil on the adjoining park site. It was therefore agreed that barring any unforeseen problems with the soil or site plan issues related to the revised grades that CCI could place the fill as soon as weather permits. It was also agreed that the placement of the fill would be subject to monitoring by MCPS.

SWM – As reported at an earlier meeting with MCPS staff, CCI authorized Rodgers Consulting (RC), their engineer, to perform an analysis of the SWM capacity of Lake Edison. The analysis determined that the storm water runoff from the proposed middle school site could be safely routed through Lake Edison without damage to the lake or to the stream that receives the discharge from the lake. The analysis also indicated that it might be possible to provide compensatory SWM storage in Lake Placid which discharges into the same stream below Lake Edison. We believe that the compensatory storage option would be much less costly than any onsite SWM option. We think that the cost of making the necessary modifications to the riser, spillway and shore protection in



Mr. Mark X. Burke

March 18, 2003

Page 2 of 3

Lake Placid would be about \$210,000 which is comparable to the fee for a waiver of onsite channel protection SWM (water quantity) on the school site.

The City of Gaithersburg is willing to undertake the design and construction of the modification of Lake Placid if MCPS will contribute \$210,000 toward the cost of the modifications. In addition, the school site would be expected to have water quality pretreatment including at least some ground water recharge or bio-retention to the extent practical. It was agreed that this would satisfy the City's SWM requirements for the site.

Storm Drain Issues – An unresolved issue related to the need to locate a storm drain in an existing sanitary sewer easement was also discussed at the February 12th meeting. CCI agreed to meet with the Washington Suburban Sanitary Commission (WSSC) on behalf of MCPS to determine if the storm drain could be co-located in the existing WSSC easement. It appears that this task has been successfully completed by CCI.

The City is planning on advertising the Lakelands Park Project for bids in April of 2003. The City plans include a 24 inch diameter storm drain line from the park site to the school site which will be bid as an add-alternate. MCPS would have the option of having the work done as part of the park project, at the bid price, or including it in the school project. MCPS will need to advise the City of Gaithersburg if there are any revisions to the size or location of the proposed 24 inch diameter line.

Site Plan Issues – During the February 12, 2003 meeting, it was felt that there was a need to determine if the proposed grading revisions would result in any site plan problems from the perspective of the City Planning Department. In particular, the height of the tennis court retaining wall and its relationship to the adjoining house on Bright Meadow Drive as well as the possible need to delete one of the sidewalks near the tennis courts were identified as potential issues. I attended a recent Planning Development Review Team (DRT) meeting where these items were discussed. The DRT felt that the eight foot +/- high wall would be acceptable if screened with landscaping. They will also send a letter to the builder requesting him to notify any potential buyers about the wall and fencing around the tennis courts. The DRT indicated that they would prefer to see both sidewalks kept as part of the plan if at all possible. It appeared that there might be some opportunity to narrow the drive aisle and the grass strip next to the tennis court which could provide room for the walk as well as reduce the height of the wall. It might also be possible to locate the walk within the grass strip across the drive aisle from the tennis courts.

Mr. Mark X. Burke
March 18, 2003
Page 3 of 3

In closing, I believe that we have reached agreement on the SWM requirements and site grading. Please let me know if there are any other outstanding issues if you need any additional information.

Sincerely,

James D. Arnoult, Director
Public Works, Parks Maintenance and Engineering

cc: Steve Reeves, Project manager, MCPS Division Of Construction
David B. Humpton, City Manager
Steve Eckert, Gaithersburg Community Association

PRELIMINARY PLANS PRESENTATION

QUINCE ORCHARD MIDDLE SCHOOL NO. 2

1200 MAIN STREET

GAITHERSBURG, MARYLAND

MONTGOMERY COUNTY BOARD OF EDUCATION:

Mr. Reginald M. Felton	President
Mrs. Patricia O'Neill	Vice President
Mr. Stephen Abrams	Member
Mr. Kermit V. Burnett	Member
Ms. Sharon W. Cox	Member
Ms. Nancy J. King	Member
Mr. Walter N. Lange	Member
Ms. Mihyar Alnifaidy	Student Member

MONTGOMERY COUNTY SCHOOLS ADMINISTRATION:

Dr. Jerry D. Weast	Superintendent of Schools
Mr. Richard G. Hawes	Director, Department of Facilities Management
Mr. Mark X. Burke	Director, Division of Construction
Mr. Michael P. Shpur	Architect, Division of Construction
Mr. Steven R. Reeves	Project Manager, Division of Construction
Ms. Adrienne Karamihas	Facility Analyst, Department of Planning and Capital Programming

FACILITY ADVISORY COMMITTEE

STAFF AND COMMITTEE INVOLVEMENT

The preliminary plans presentation for Quince Orchard Middle School No. 2 was developed based on the educational specifications prepared by Montgomery County Public Schools (MCPS). The proposed plans went through a series of design reviews with members of the Facility Advisory Committee of MCPS with involvement from members of Ridgeview Middle School. As a result, the approved proposed plans presented herein were modified and evaluated in accordance with the suggestions and recommendations of the committee.

MEMBERSHIP OF THE FACILITY ADVISORY COMMITTEE

Ms. Carol K. Levine	Principal, Ridgeview Middle School, Chairperson
Ms. Laura Bivans	PTSA, Ridgeview Middle School
Mr. Patricia Cochrane	Teacher, Jones Lane Elementary School
Mr. Dennis Cross	School Facilities Designer, Division of Construction
Ms. Carol DeNino	PTSA, Ridgeview Middle School
Ms. Susan DiTommaso	Media Specialist, Ridgeview Middle School
Mr. Steve Eckert	Classic Community Corporation
Ms. Adrienne Karamihas	Planner, Department of Planning and Capital Programming
Mr. Marty Mulhern	Ridgeview Middle School
Mr. Michael Shpur	Architect, Division of Construction
Mr. Eric Soter	City of Gaithersburg
Mr. William Thomas	Maryland Department of Education
Ms. Missy Wills	PTSA, Jones Lane Elementary School

PROJECT INFORMATION

BACKGROUND/EDUCATIONAL PROGRAM OBJECTIVES:

Quince Orchard Middle School No. 2 will be located at 1200 Main Street, at the intersection of Bright Meadow Drive in the Lakelands community of Gaithersburg, Maryland. The site is adjacent to the proposed Lakelands park site, being developed by the City of Gaithersburg, in the Quince Orchard High School cluster.

EDUCATIONAL PROGRAM OBJECTIVES:

The purpose of this project is to increase the capacity in the Quince Orchard High School cluster by constructing a new middle school facility in the Lakelands community. The new building will be in full compliance with ADA and is designed for an initial capacity of 990, with core support spaces for 1,200. The new facility will provide program spaces for Grades 6-8. Each grade will be divided into two teaching teams. The middle school philosophy of team grouping fosters an atmosphere of cohesiveness by grade level that is reinforced by the building design. The design will encourage a flexible approach that accommodates changing educational programs, interdisciplinary teaching methods and efficient and cost-effective use of space. The school will have a cafeteria, instructional media center, and a gymnasium. These spaces will be accessible to the community for use during non-school hours.

PROJECT INFORMATION (continued)

TEACHING SPACES:

Standard Classrooms	23 classrooms
Large Group Classrooms	3 classrooms
Science	6 laboratories
Art	1 classroom
Music	2 classrooms
Home Economics	1 classroom
Physical Education	1 classroom, 1 main gym, 2 auxiliary gyms
Technology Education	1 education suite
Special and Alternative Education	5 classrooms
E.D. Special Education	2 classrooms
Communications Center	1 education suite
Multi Purpose Laboratory	1 classroom

Total	48 Teaching Spaces
-------------	--------------------

CORE FACILITIES AND SUPPORT SPACES:

Administrative Suite
Health Suite
Guidance Suite
Cafeteria with Stage
Kitchen
Girls and Boys Locker Rooms
Instructional Media Center
Team Resource Rooms
Seminar Rooms

PROJECT DESIGN

SITE:

The proposed 8.1119 acre site is located adjacent to the new Lakelands Park. The site has been graded with a gentle slope by the Lakelands developer. The majority of the site will be graded level and the building and parking area will be at approximately the same elevation with a two percent (2%) grade change for drainage. Approximately 1.42 acres of the adjacent park site will be used for construction staging, then constructed as ballfields. The school will use the park ballfields for curriculum activities per a prior agreement with the City of Gaithersburg. Stormwater quality will be managed on site. Stormwater quantity control will be handled off-site at Lake Edison, located to the south of the site. Existing utility services to the site will be extended from the Lakelands community.

There will be approximately 80 parking spaces for cars on site. An additional 230 street parking spaces are located in proximity to the site. The new building and site permit the development of safe vehicular and pedestrian circulation with separation between car and bus traffic. The sidewalks and a separate student drop-off provide an efficient and safe environment for pedestrians. The play fields will be accessible from the street parking and the school building by a handicapped accessible sidewalk and ramp system. A landscape buffer will be created between the parking area and the adjacent road. Energy efficient high pressure sodium lights will be located on the site with diffusing shields to protect the nearby residences.

The new Lakelands Park is located to the west of the proposed site. Existing houses border the site to the north and east. An existing commercial complex is at the southern border. The building serves as a focal point to a section of Main Street in the Lakelands community.

BUILDING:

General Description:

The proposed building is designed to meet the program objectives and will provide flexibility in the future. The plan of the building is a repeat of Takoma Park Middle School, with minor modifications for new or recent changes in our program and architectural standards. The building utilizes a compact building envelope resulting in reduced life cycle costs. It will be steel frame construction with a masonry exterior.

The main entrance is clearly identified and visible. The administrative area oversees the main entrance, lobby, and the bus loop. The main entrance will be used for non-school hour access to the gymnasium and the cafetorium, with the academic areas of the building capable of being closed off for security.

PROJECT DESIGN (continued)

The academic areas are clustered on three levels – one for each grade, with the media center centrally located on the middle level. The stage is located within the cafeteria, with music rooms nearby. The gymnasium is located to allow easy access to the fields and courts. The science labs are integrated into each grade cluster.

The school will be designed with a local area network (LAN) so that computers in the classrooms, administrative areas, media center, and instructional areas can access a common database and selected equipment throughout the building. The entire facility will be wired and equipped for cable TV.

The design program will be based on the most current state-of the art data, telecommunications, and audio-visual system. The science lab configurations and requirements will follow the most recent design guide lines for this type of use.

Code Compliance:

All areas in the new school will be designed to meet national and local building codes including fire, safety, and health standards. It will also be design to fully meet handicapped accessibility compliance.

Mechanical and Electrical Systems:

The building will have 4-pipe fan-coil units with ducted returns. All interior spaces will be fully ducted. The electrical power and distribution system will be provided in accordance with current NEC and local codes, sized for minimum voltage drop and for future expansion. Receptacles will be provided to fully support the Educational Specification, including “state of the art” technology devices.

Plumbing fixtures will comply with ADA requirements and based on occupancy mix and population. Sanitary sewer and domestic water systems will be provided in accordance with the latest WSSC Plumbing Code and Regulations.

PROJECT DESIGN (continued)

Energy Management Statement:

A primary design goal for Quince Orchard Middle School No. 2 is the conservation of energy. The importance and consideration placed on energy conservation is reflected in the configuration and orientation of the building, the selection of materials for the building envelope and the mechanical/electrical systems. The new building will be designed to exceed the ASHRAE 90.1-1999 energy requirement and the BOCA Basic Energy conservation codes as well as MCPS energy conservation codes. In addition, the design will incorporate the ANSI/ASHRAE/IES Energy Efficient Design for the new buildings. A major effort of the design is the establishment of an energy use performance index which is less than 45,000 BTU/GS/YR. The system will adhere to the *Ventilation for Acceptable Indoor Air Quality*, ASHRAE 62-1999. Laboratory exhaust will be integrated with the HVAC system and be in conformance with the MSDE *Science Facilities Design Guidelines*, 1994, and *Science Laboratories and IAQ in Schools*, 1994.

Energy design features, which will be incorporated into the project, are as follows:

- Air lock vestibule at entry.
- An efficient relationship of fenestration and type of building materials to produce an efficient building envelope.
- Thermal break windows that will be double-glazed.
- All classrooms will have operable windows for natural ventilation.
- Solar loads controlled by horizontal window blinds.
- An HVAC system that is zoned with individual room thermostats, and under control by MCPS Energy Management System.
- Electrical systems of lighting and power utilizing techniques of energy conservation.
- Plumbing systems that minimize the use of water including domestic hot water requirements.
- Special detailing of weather airtight windows and doors.

PROJECT DESIGN (continued)

Building Security:

The building will have a motion sensor alarm system monitored by the MCPS Security office. Higher risk areas, including Computer Lab area, will have stand-alone security systems.

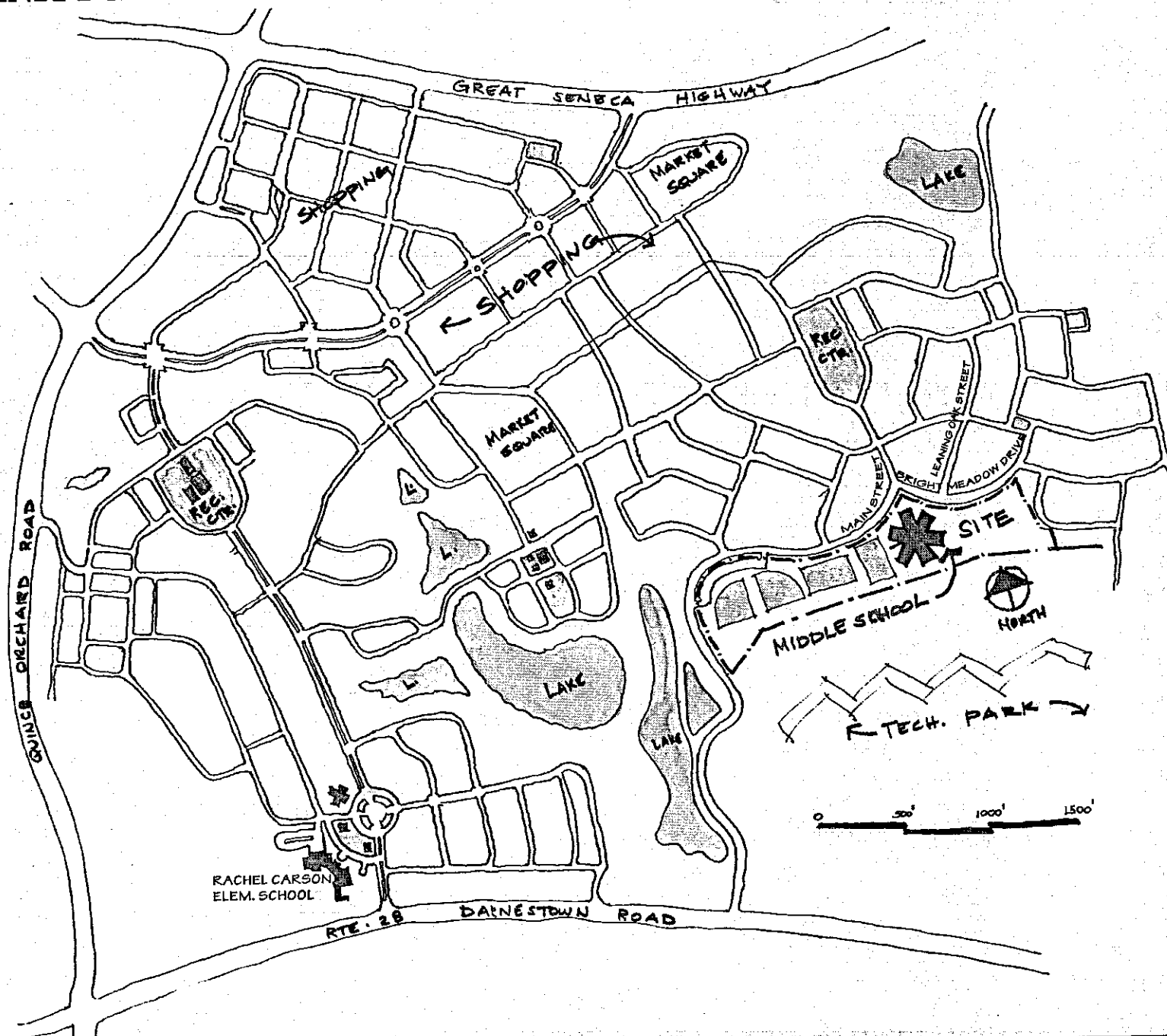
Technology Infrastructure:

The building will be equipped with state of the art data/voice/video network systems. The network system designs will include outlet boxes, conduits, surface raceways, conduit sleeves, and properly sized wire closets for the installation of the data/voice/video network systems.

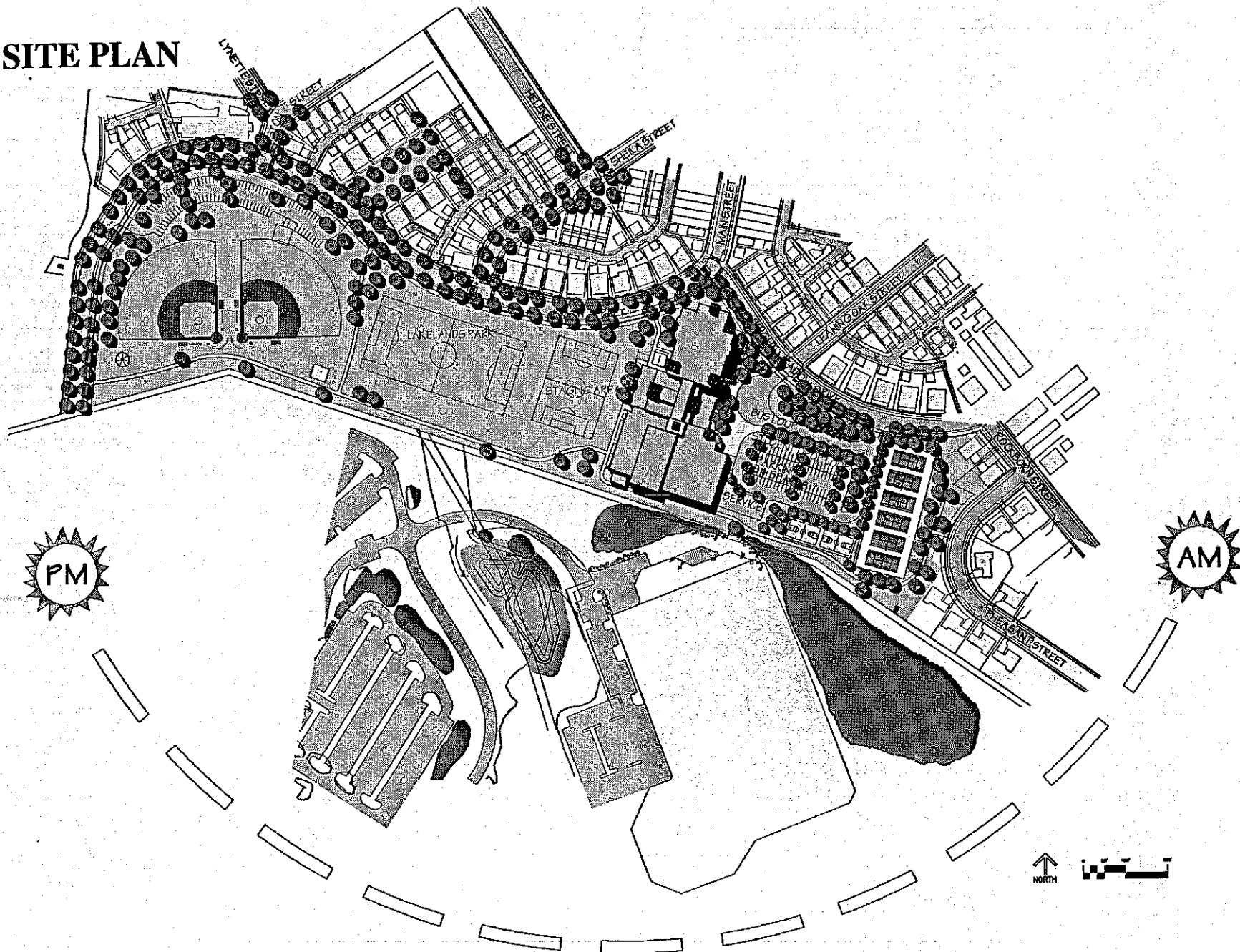
Presently, a fiber-optic backbone cable system with category 5E copper cable, supporting switched 10/100 Mbps ethernet, is utilized for the data/voice network systems. With the improved switching systems, the current data/voice network systems will have capabilities of providing a gigabyte ethernet system and accommodating future changes in voice technology. The plans will be updated with the new category 6 cable system, if it is approved for use prior to the start of construction.

For video distribution, a 1,000 MHz, bi-directional, broadband distribution system with 0.750 inch trunk cable and RG-6 drop cable systems will be utilized. The system allows full cable spectrum to every part of the building with three dedicated channels for internal school broadcasts.

VICINITY MAP

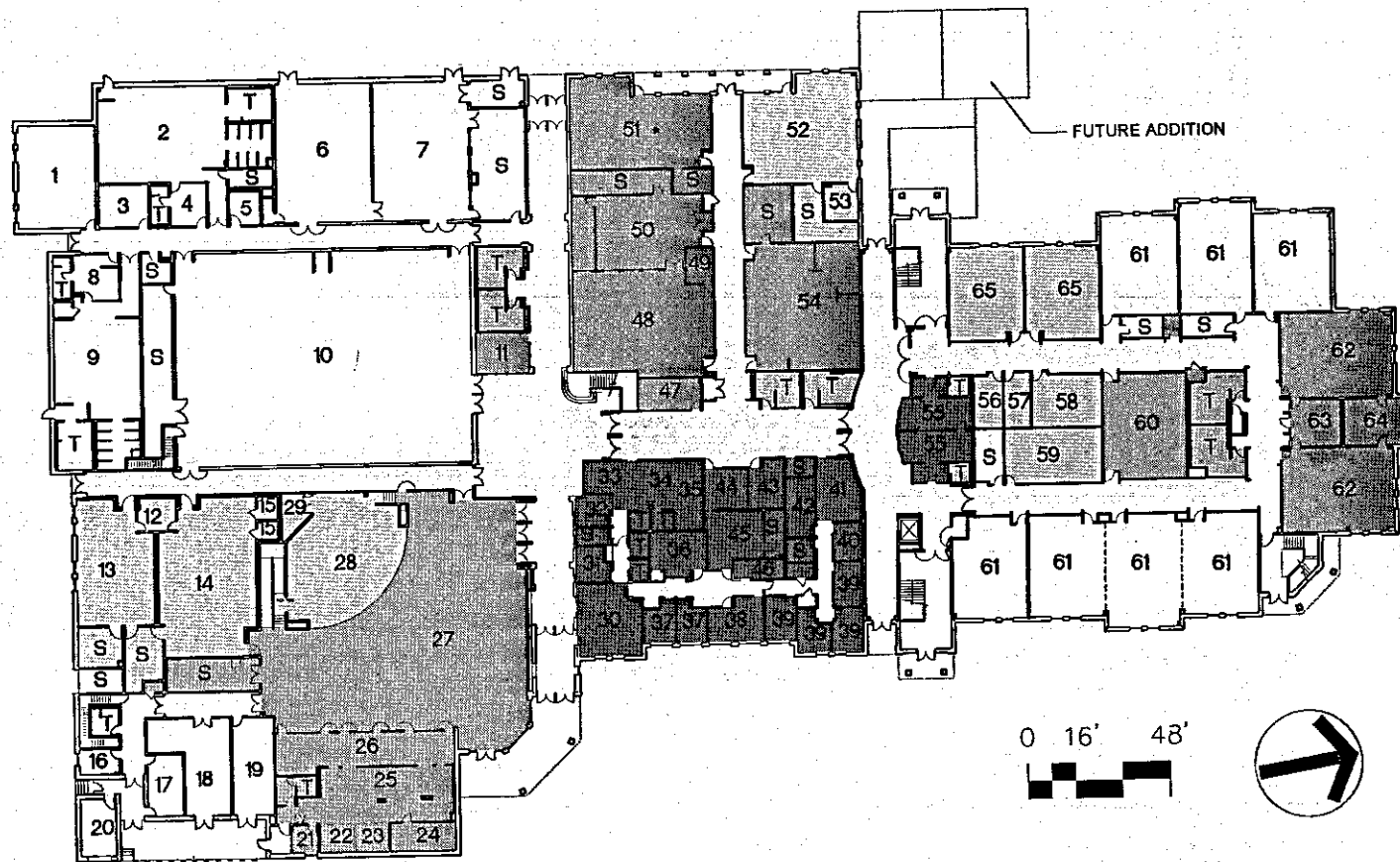


SITE PLAN



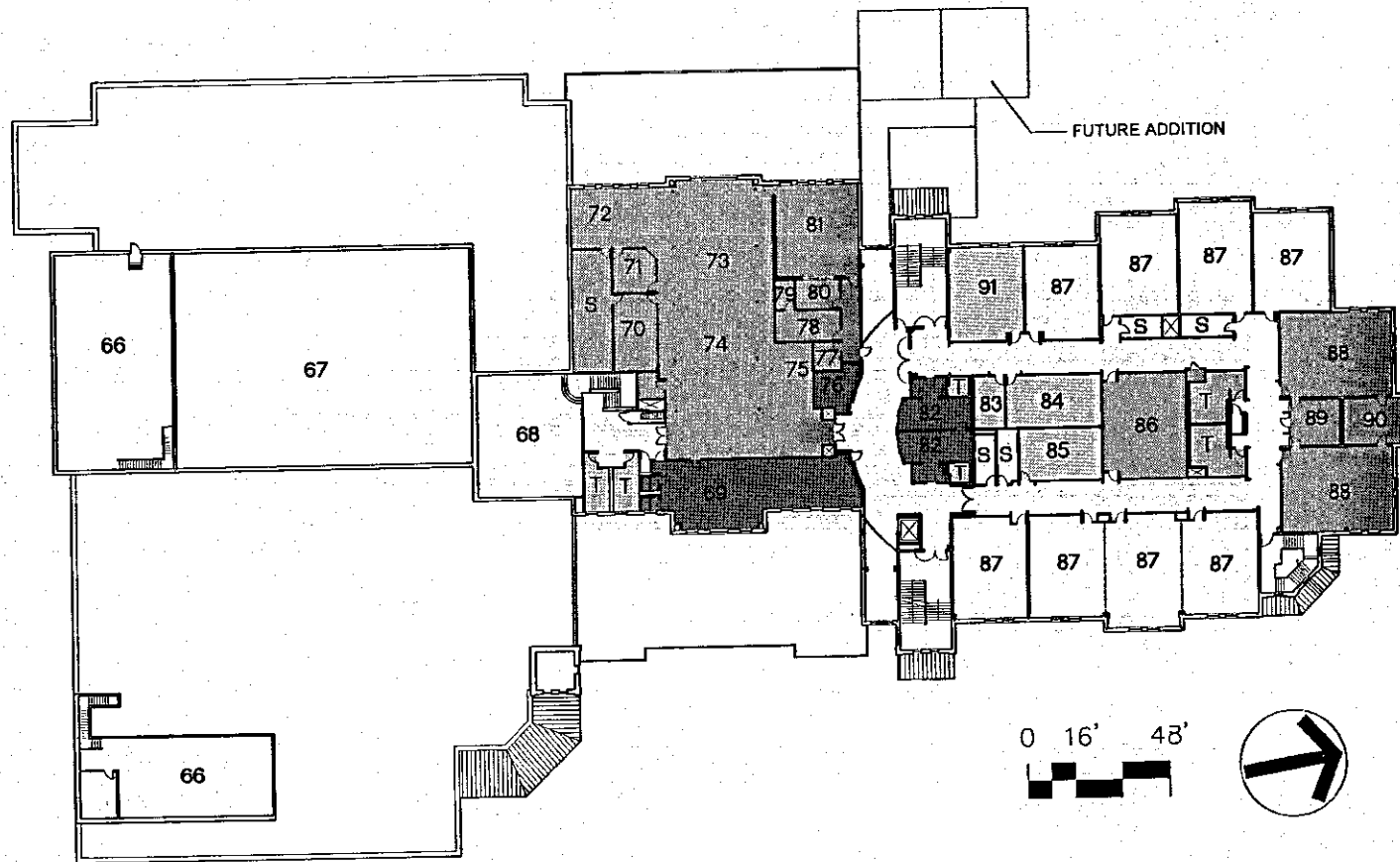
SITE PLAN

FLOOR PLANS



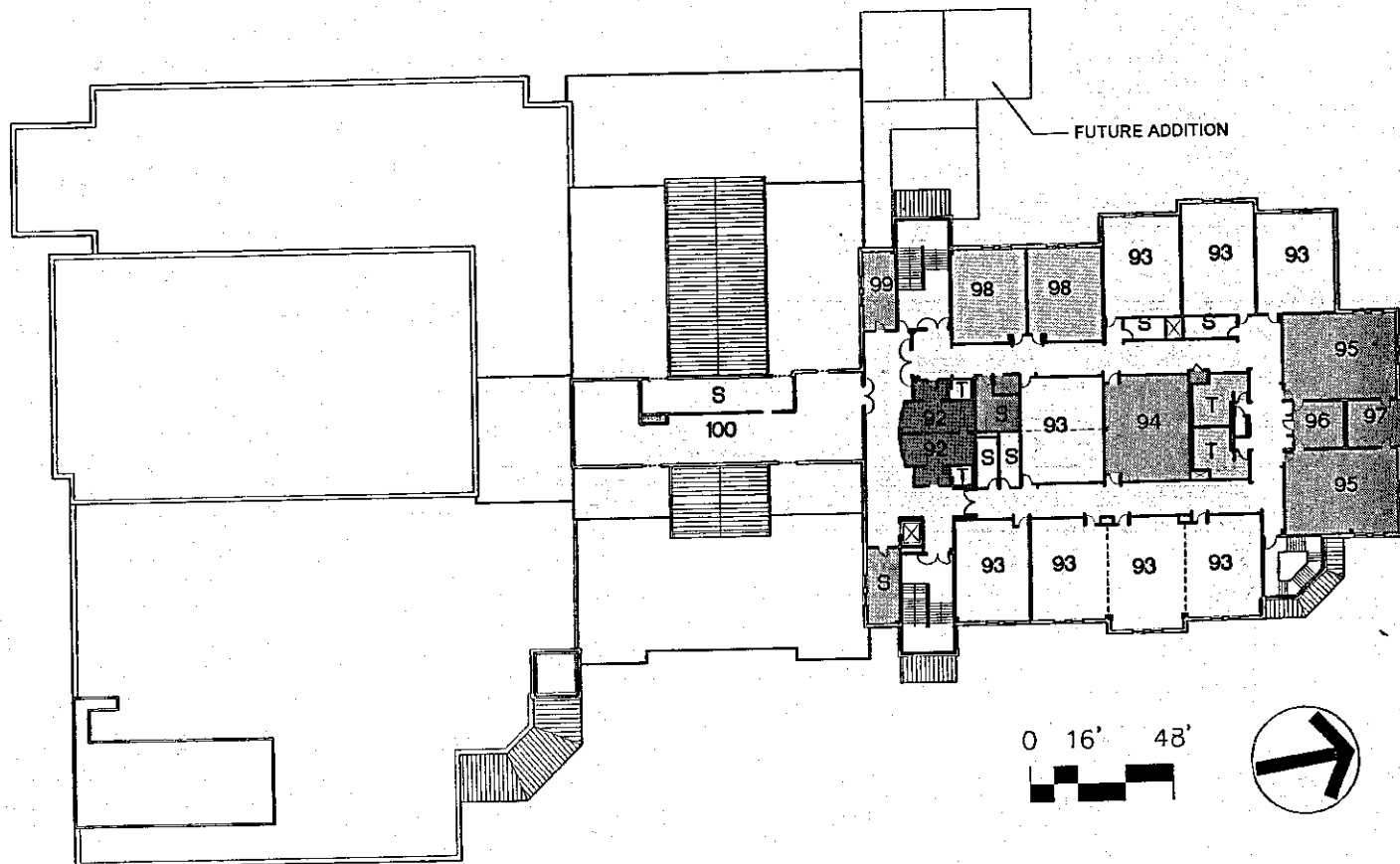
- | | | | |
|---------------------------------|--------------------------------------|---------------------------------|------------------------------------|
| 1 HEALTH CLASSROOM | 18 MECHANICAL ROOM | 35 HEALTH REST AREA | 52 ART CLASSROOM |
| 2 GIRLS LOCKER ROOM | 19 RECEIVING ROOM | 36 ADMIN. CONFERENCE ROOM | 53 KILN ROOM |
| 3 GYM TEACHER PLANNING | 20 TRASH ROOM | 37 ASSISTANT PRINCIPAL'S OFFICE | 54 HOME ECONOMICS CLASSROOM |
| 4 GIRLS LOCKER ROOM OFFICE | 21 FOOD SERVICE OFFICE | 38 PRINCIPAL'S OFFICE | 55 TEACHER PLANNING/WORKROOM |
| 5 LAUNDRY | 22 FROZEN FOOD STORAGE | 39 GUIDANCE COUNSELOR'S OFFICE | 56 E.D. SPECIAL ED. OFFICE |
| 6 AUXILIARY GYM #1 | 23 REFRIGERATED FOOD STORAGE | 40 GUIDANCE RECORDS ROOM | 57 ISOLATION ROOM |
| 7 AUXILIARY GYM #2 | 24 DRY FOOD STORAGE | 41 GUIDANCE WAITING ROOM | 58 ALTERNATIVE STRUCTURE CLASSROOM |
| 8 BOYS LOCKER ROOM OFFICE | 25 FOOD PREPERATION | 42 GUIDANCE CONFERENCE ROOM | 59 SPECIAL ED. CLASSROOM |
| 9 BOYS LOCKER ROOM | 26 SERVING AREA | 43 IN-SCHOOL SUSPENSION ROOM | 60 LARGE GROUP CLASSROOM |
| 10 MAIN GYMNASIUM | 27 STUDENT DINING | 44 ADMIN. COPIER WORKROOM | 61 CLASSROOM |
| 11 SCHOOL STORE | 28 STAGE | 45 ADMIN. WORKROOM AREA | 62 SCIENCE CLASSROOM |
| 12 MUSIC OFFICE | 29 SCENERY STORAGE | 46 SECURITY OFFICE | 63 SCIENCE PROJECT/CONFERENCE ROOM |
| 13 CHORAL MUSIC CLASSROOM | 30 GENERAL ADMIN. OFFICE | 47 HOME ECONOMICS OFFICE | 64 SCIENCE PREP/STORAGE ROOM |
| 14 INSTRUMENTAL MUSIC CLASSROOM | 31 FINANCIAL SECRETARY OFFICE | 48 APPLIED TECH. CENTER | 65 E.D. SPECIAL ED. CLASSROOM |
| 15 MUSIC PRACTICE ROOM | 32 NURSE'S OFFICE | 49 APPLIED TECH. OFFICE | T TOILET ROOM |
| 16 BUILDING SERVICES OFFICE | 33 HEALTH WAITING ROOM | 50 APPLIED TECH. PROCESSING | S STORAGE ROOM |
| 17 ELECTRICAL ROOM | 34 HEALTH EXAMINATION/TREATMENT ROOM | 51 MULTI PURPOSE LAB | OPERABLE WALL - ADD ALTERNATE --- |

FIRST FLOOR PLAN



- | | | | |
|----|--------------------------------------|-------------------------------------|---------------------------------|
| 66 | MECHANICAL ROOM | 81 | COMMUNICATIONS ROOM |
| 67 | UPPER GYMNASIUM | 82 | TEACHER PLANNING/WORKROOM |
| 68 | UPPER LOBBY | 83 | ISM ROOM |
| 69 | STAFF ROOM | 84 | SPEECH THERAPY |
| 70 | MEDIA CENTER WORKROOM/MATERIALS PREP | 85 | DEVELOPMENTAL READING ROOM |
| 71 | MEDIA CENTER OFFICE | 86 | LARGE GROUP CLASSROOM |
| 72 | LISTENING/VIEWING PROJECT AREA | 87 | CLASSROOM |
| 73 | READING ROOM | 88 | SCIENCE CLASSROOM |
| 74 | TECHNOLOGY INFORMATION ACCESS CENTER | 89 | SCIENCE PROJECT/CONFERENCE ROOM |
| 75 | DIRECTED INSTRUCTIONAL AREA | 90 | SCIENCE PREP/STORAGE ROOM |
| 76 | STAFF RESOURCE ROOM | 91 | SPECIAL ED. CLASSROOM |
| 77 | EQUIPMENT/EDITING BOOTH | T | TOILET ROOM |
| 78 | WORKSHOP/OFFICE/STORAGE | S | STORAGE ROOM |
| 79 | HEAD END ROOM | OPERABLE WALL - ADD ALTERNATE - - - | |
| 80 | CONTROL ROOM | | |

SECOND FLOOR PLAN



- 92 TEACHER PLANNING/WORKROOM
- 93 CLASSROOM
- 94 LARGE GROUP CLASSROOM
- 95 SCIENCE CLASSROOM
- 96 SCIENCE PROJECT/CONFERENCE ROOM
- 97 SCIENCE PREP/STORAGE ROOM
- 98 SPECIAL ED. CLASSROOM
- 99 SMALL GROUP SEMINAR ROOM
- 100 MECHANICAL ROOM
- T TOILET ROOM
- S STORAGE ROOM
- OPERABLE WALL - ADD ALTERNATE

THIRD FLOOR PLAN

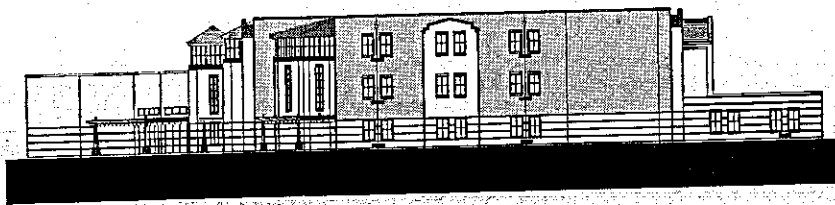
ELEVATIONS



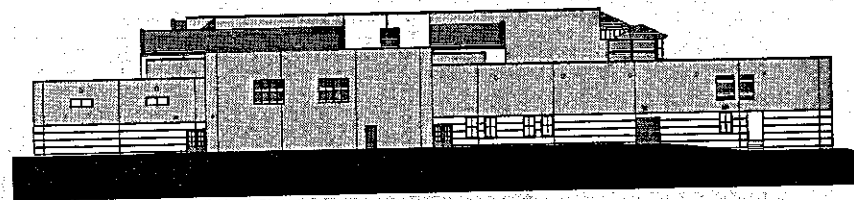
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



DESIGN TEAM

ARCHITECTS	GRIMM AND PARKER, P.C.
CIVIL ENGINEER	ADTEK ENGINEERS, INC.
STRUCTURAL ENGINEERS	COLUMBIA ENGINEERING, INC.
MECHANICAL/ELECTRICAL ENGINEER	JAMES POSEY AND ASSOCIATES, INC.
KITCHEN CONSULTANT	NYIKOS AND ASSOCIATES, INC.

PROJECT SCHEDULE

PRELIMINARY PLANS BROCHURE	NOVEMBER, 2002
CONSTRUCTION DOCUMENTS COMPLETION	APRIL, 2003
START CONSTRUCTION	JULY, 2003
PROJECT COMPLETION	JULY, 2005

ESTIMATED CONSTRUCTION COSTS

BUILDING AREA - NEW CONSTRUCTION TOTAL AREA	148,065 G.S.F.
CONSTRUCTION COST: BUILDING & SITE	\$ 22,876,000.00